



## METES AND BOUNDS DESCRIPTION 48.524 ACRES

All that certain tract or parcel containing 48.524 acres of land in the **James Clinton Survey, A-173 and in the Franklin Fuller Survey, A-8, Harrison County, Texas**, being a portion of a tract which was called 51.34 acres conveyed from J. B. Haggerty, Jr., et al to Shawn Inman, by an instrument of record in Clerks File #2016-000008591, Harrison County Official Public Records (HCOPR), said 48.524 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2405-031, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

**BEGINNING** at a 1" iron pipe found (**N: 6,913,757.91, E: 3,321,151.01**) for northeast corner, being the northeast corner of said 51.34 acre tract and northwest corner of a tract which was called Tract A-1 conveyed from Pinkie Choyce Robertson, et al to L. K. Benet, et al, by a partition deed in Volume 871, Page 946, Harrison County Deed Records (HCDR), lying in the south line of a tract which was called 45 acres conveyed from Tom Hood to Rebecca Taylor Johnson, by an instrument of record in Volume 834, Page 694, HCDR;

**THENCE S02°49'19"E**, along the common line of said 51.34 acre tract, said Tract A-1 and a tract which was called Tract A-2 of said partition deed at 486.63 feet pass a 3/4" iron pipe found, being the southwest corner of said Tract A-2 and northwest corner of a tract which was called Tract A-3 of said partition deed, continuing along the common line of said 51.34 acre tract, said Tract A-3 and a tract which was called Tract A-4 of said partition deed at 976.40 feet pass a 3/4" iron pipe found, being the southwest corner of said Tract A-4 and northwest corner of a tract which was called Tract A-5 of said partition deed, continuing along the common line of said 51.34 acre tract, said Tract A-5 and a tract which was called Tract A-6 at 1,467.63 feet pass a 3/4" iron pipe found, being the southwest corner of said Tract A-6 and northwest corner of a tract which was called Tract A-7 of said partition deed, continuing along the common line of said 51.34 acre tract and said Tract A-7 at 1,715.98 feet pass a 3/4" iron pipe found, being the southwest corner of said Tract A-7 and northwest corner of a tract which was called Tract A-8 of said partition deed and continuing along the common line of said 51.34 acre tract and said Tract A-8 for a distance in all of **1,963.39 feet** to a 1" iron pipe found (**N: 6,911,796.58, E: 3,321,247.31**) for southeast corner, being the southeast corner of said 51.34 acre tract and southwest corner of said Tract A-8, lying in the north line of a tract which was called 99.68 acres conveyed from ETEX Farm, Inc to Snider Industries, Inc, by an instrument of record in Volume 2065, Page 2078, HCOPR;

**THENCE S86°58'25"W, 1,131.76 feet** along the common line of said 51.34 acre tract and said 99.68 acre tract to a 1" iron pipe found (**N: 6,911,736.82, E: 3,320,117.13**) for southwest corner, being the southwest corner of said 51.34 acre tract and northwest corner of said 99.68 acre tract, lying in the east line of a tract which was called 280 acres conveyed from Forcap Investments, LP to Snider Industries, LLP, by an instrument of record in Volume 3931, Page 115, HCOPR;



**THENCE N03°09'30"W**, along the common line of said 51.34 acre tract and said 280 acre tract at 1,273.35 feet pass a 1/2" iron rod found and continuing for a distance in all of **1,608.53 feet** to a 5/8" iron rod set (**N: 6,913,342.91, E: 3,320,028.51**) for westernmost northwest corner, being the southwest corner of a 1.246 acre tract also surveyed this day, from which a 5/8" iron rod set for northwest corner of said 51.34 acre tract, same being the northwest corner of said 1.246 acre tract bears N 03°09'30" W, 347.28 feet;


**THENCE S84°10'05"E**, crossing said 51.34 acre tract, along the south line of said 1.246 acre tract at 138.97 feet pass a 5/8" iron rod set for southeast corner of said 1.246 acre tract and southwest corner of a 1.406 acre tract also surveyed this day and continuing for a distance in all of **311.65 feet** to a 5/8" iron rod set (**N: 6,913,311.24, E: 3,320,338.55**) for an interior corner, being the southeast corner of said 1.406 acre tract;

**THENCE N06°35'41"E, 231.51 feet** continuing across said 51.34 acre tract, along the east line of said 1.406 acre tract to a 5/8" iron rod set (**N: 6,913,541.22, E: 3,320,365.14**) for angle point, being an angle point of said 1.406 acre tract;

**THENCE N38°42'06"W, 207.53 feet** continuing across said 51.34 acre tract, along the northeast line of said 1.406 acre tract to a 5/8" iron rod (**N: 6,913,703.18, E: 3,320,235.38**) set for northwest corner, being the northeast corner of said 1.406 acre tract, lying in the north line of said 51.34 acre tract, in the south line of said 45 acre tract and in the south right of way (R-O-W) line of Haggerty Road;

**THENCE N86°34'44"E**, along the common of said 51.34 acre tract and said 45 acre tract at 666.49 feet pass a 1/2" iron rod found and continuing for a distance in all of **917.27 feet** to the **PLACE OF BEGINNING**, containing **48.524 acres** of land, more or less.



  
**Misty J. Clark, RPLS 6656**  
July 19, 2024