



METES AND BOUNDS DESCRIPTION 9.230 ACRES

All that certain tract or parcel containing 9.230 acres of land in the **Nancy Smith Survey, A-644, County, Texas**, being all of two (2) tracts which were called one (1) 7.16 acres, First Tract and (2) 2.18 acres, Second Tract conveyed from Clyde E. Watson to Cathryn Eugenia Hall, et al, by an instrument of record in Volume 781, Page 11, Shelby County Deed Records (SCDR), said 9.230 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2408-046, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at an axle found (**N: 6,640,466.45, E: 3,309,718.91**) for southwest corner, being the southwest corner of said 7.16 acre tract, lying in the east line of a tract which was called 0.624 acre conveyed from Laura Jo Richardson, et vir to Luis Angel Galvan, et ux, by an instrument of record in Clerks File #2016000085, Shelby County Official Public Record (SCOPR);

THENCE N15°42'13"E along the common line of said 7.16 acre tract and said 0.624 acre tract at 17.26 feet pass a 3/4" axle found, being the northeast corner of said 0.624 acre tract and southeast corner of a tract which was called 31.11 acres, Tract One conveyed from Lewis Matthews, et al, Trustees to T&C Management, LLC, by an instrument of record in Clerks File #2019002831, SCOPR, and continuing for a distance in all of **1,321.46 feet** along the common line of said 7.16 acre tract and said 31.11 acre tract to an axle found (**N: 6,641,738.58, E: 3,310,076.57**) for northwest corner, being the northwest corner of said 7.16 acre tract and northeast corner of said 31.11 acre tract, lying in the south right of way (R-O-W) line of a G. C. & S. F. Railroad;

THENCE the following four (4) calls along the common line of said 7.16 acre tract, said 2.18 acre tract and south R-O-W of said Railroad:

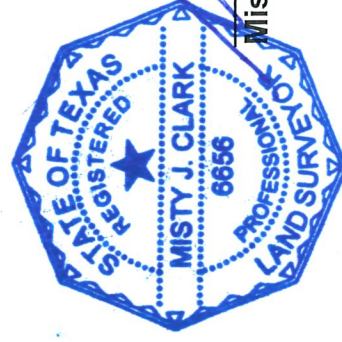
1. **S38°19'57"E, 124.94 feet** to an angle point (**N: 6,641,640.57, E: 3,310,154.07**);
2. **S36°23'57"E, 143.03 feet** to an angle point (**N: 6,641,525.45, E: 3,310,238.94**);
3. **S38°39'57"E, 141.69 feet** to an angle point (**N: 6,641,414.81, E: 3,310,327.47**);
4. **S44°59'09"E, 65.62 feet** to an axle found (**N: 6,641,368.40, E: 3,310,373.86**) for northeast corner, being the northeast corner of said 2.18 acre tract and northwest corner of a tract which was called 3.5 acres, Tract Two conveyed from Juan G. Diaz, et ux to Si Wah, et al, by an instrument of record in Clerks File #2022003412, SCOPR;

THENCE S14°44'56"W, 595.01 feet along the common line of said 2.18 acre tract and said 3.5 acre tract to an axle found (**N: 6,640,792.99, E: 3,310,222.38**) for the easternmost southeast corner, being the southeast corner of said 2.18 acre tract and northeast corner of a tract which was called 1.5 acres, Tract One conveyed from Juan G. Diaz, et ux to Si Wah, et al, by an instrument of record in said Clerks File #2022003412, SCOPR;

THENCE N72°47'28"W, 141.26 feet along the common line of said 2.18 acre tract and said 1.5 acre tract to an axle found (**N: 6,640,834.78, E: 3,310,087.44**) for an interior corner, being the southwest corner of said 2.18 acre tract, northwest corner of said 1.5 acre tract, lying in the east line of said 7.16 acre tract;

THENCE S14°40'53"W, along the common line of said 7.16 acre tract and said 1.5 acre tract at 442.25 feet pass a 1/2" iron pipe found for reference and continuing for a distance in all of **463.87 feet** to a point (**N: 6,640,386.06, E: 3,309,969.87**) for southeast corner, being the southeast corner of said 7.16 acre tract and southwest corner of said 1.5 acre tract, generally lying in the centerline of Hutchins Street;

THENCE N72°14'23"W, 263.53 feet along the south line of said 7.16 acre tract and partially with said Hutchins Street to the **PLACE OF BEGINNING**, containing **9.230 acres** of land, more or less.



Misty J. Clark

Misty J. Clark, RPLS 6656
October 23, 2024