360 SURVEYING

METES AND BOUNDS DESCRIPTION
0.359 ACRE

All that certain tract or parcel containing 0.359 acre of land in the **William C. Crawford Survey, A-146, Harrison County, Texas**, being a portion of a tract which was called 0.595 acre conveyed from Jere J. Ruff, et al to City of Hallsville, by an instrument of record in Volume 1347, Page 170, Harrison County Deed Records (HCDR) also known as Lots 3, 4, 5 and a portion of Lot 6, Block A.W., City of Hallsville, a subdivision of record in Cabinet A, Slide 1, Harrison County Plat Records (HCPR), said 0.359 acre being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2505-039, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a cut "X" in concrete found **(N6,889,015.38, E: 3,178,362.04)** for northeast corner, being the northeast corner of said 0.595 acre tract, lying in the west line of a tract which was called 0.312 acre conveyed from Vanntha Nop to Sisophorn Nop, by an instrument of record in Clerks File #2014-0000009970, HCOPR and in the south right of way (R-O-W) line of US Highway 80 (US 80) (AKA West Main Street);

THENCE departing US 80, **S11°00'16"E, 131.24 feet** along the common line of said 0.595 acre tract and said 0.312 acre tract to a 1/2" iron rod found (5015) **(N: 6,888,886.55, E: 3,178,387.09)** for southeast corner, being the southeast corner of said 0.595 acre tract and southwest corner of said 0.312 acre tract, lying in the north right of way (R-O-W) line of Union Pacific Railroad;

THENCE S81°16'55"W, 73.12 feet along the common line of said 0.595 acre tract and said Railroad to a 5/8" iron rod set **(N: 6,888,875.47, E: 3,178,314.81)** for southwest corner, being the southeast corner of a 0.132 acre tract, surveyed this day, from which a 1/2" iron rod found (5015) for southwest corner of said 0.595 acre tract and southwest corner of said 0.132 acre tract bears: S81°16'55"W, 127.18 feet;

THENCE N10°58'17"W, 20.43 feet crossing said 0.595 acre tract with an east line of said 0.132 acre tract to a mag nail with washer set **(N: 6,888,895.53, E: 3,178,310.92)** for an interior corner, being a northeast corner of said 0.132 acre tract;

THENCE S79°01'43"W, 57.08 feet continuing across said 0.595 acre tract with a north line of said 0.132 acre tract to a mag nail with washer set **(N: 6,888,884.66, E: 3,178,254.88)** for a southwest corner, being an interior corner of said 0.132 acre tract;

THENCE N10°58'17"W, 107.90 feet continuing across said 0.595 acre tract with an east line of said 0.132 acre tract to a mag nail with washer set **(N: 6,888,990.59, E: 3,178,234.35)** for northwest corner, being the northeast corner of said 0.132 acre tract, lying in the common line of said 0.595 acre tract and US 80;

THENCE N79°00'53"E, 130.07 feet along the common line of said 0.595 acre tract and the south R-O-W line of said US 80 to the **PLACE OF BEGINNING**, containing **0.359 acre** of land, more or less.

STATE OF TEXAS
REGISTERED
MISTY J. CLARK
6656
PROFESSIONAL
LAND SURVEYOR

Misty J. Clark, RPLS 6656
July 21, 2025