

METES AND BOUNDS DESCRIPTION 20.491 ACRES

All that certain tract or parcel containing 20.491 acres of land in the Amos W. Smith Survey, A-445 and in the Elias A. Burrell Survey, A-28, Upshur County, Texas, being all of the following two (2) tracts: (1) the residue of a tract which was called 5.22 acres conveyed from Perry Spratt to Leon Ford, by an instrument of record in Volume 149, Page 189, Upshur County Official Record (UCOR) and (2) a tract which was called 18 acres conveyed from Eugene Bishop, et ux to Leon Ford, by an instrument of record in Volume 129, Page 341, Upshur County Deed Record (UCDR), said 20.491 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1" iron pipe found for northwest corner, being the northwest corner of said 18 acre tract and southwest corner of a tract which was called 18 acres conveyed from Eugene Bishop to Curtis Orand Smith, et al (Smith Tract), by an instrument of record in Volume 135, Page 384, UCDR, lying in the east line of the residue of a tract which was called 60.1 acre, Tract Two, conveyed from Kenneth R. Fielden, et al to Gabriel Escalante, Sr., et ux, by an instrument of record in Clerks File #201206892, Upshur County Official Public Record (UCOPR);

THENCE N88°01'48"E, 1,392.38 feet along the common line of said 18 acre tract and said Smith Tract to a 5/8" iron rod set for northeast corner, being the northeast corner of said 18 acre tract;

THENCE S00°03'55"W, along the east line of said 18 acre tract, at 153.10 feet pass a 3/4" iron pipe found for northwest corner of a tract which was called 3.2 acres conveyed from KRM Retirement, LLC to Victo Manuel Lopez, by an instrument of record in Clerks File #201901189, UCOPR, continuing along the common line of said 18 acre tract and said 3.2 acre tract for a distance in all of 426.27 feet to a 5/8" iron rod set for southeast corner, being the southeast corner of said 18 acre tract and northeast corner of a tract which was called 1.012 acres conveyed from Gilmer Independent School District, Upshur County to Jimmy Skinner, by an instrument of record in Clerks File #200904156, UCOPR, from which a 3/8" iron rod found for a southwest corner of said 3.2 acre tract bears: S00°03'55"W, 28.49 feet;

THENCE S88°01'48"W, 210.00 feet along the common line of said 18 acre tract and said 1.012 acre tract to a 5/8" iron rod set for interior corner, being the interior corner of said 18 acre tract and northwest corner of said 1.012 acre tract;

THENCE S00°03'55"W, 210.00 feet continuing along said common line to a 5/8" iron rod set for a southeast corner, being a southeast corner of said 18 acre tract and southwest corner of said 1.012 acre tract, lying in the north line of a tract which was called 0.23 acre conveyed from Lonster Aldridgem, et al to Margie Aldridge, by an instrument of record in Volume 325, Page 289, UCOR;

THENCE S88°01'48"W, 188.44 feet along the common line of said 18 acre tract and said 0.23 acre tract to a 5/8" iron rod set for interior corner, being the northeast corner of said Residue Tract and northwest corner of said 0.23 acre tract;

THENCE S01°58'12"E, 266.53 feet along the common line of said Residue Tract and said 0.23 acre tract to a 5/8" iron rod set for southeast corner, being the southeast corner of said Residue Tract and southwest corner of said 0.23 acre tract, lying in the north right of way (R-O-W) line of State Highway 155 (SH 155);

THENCE S59°38'52"W, 229.68 feet along the common line of said Residue Tract and SH 155 to a 1/2" iron rod found for a southwest corner, being the southwest corner of said Residue Tract and southeast corner of a tract which was called 44.42 acres conveyed from Henry Wilson, et al to Brandon Nugent, by an instrument of record in Volume 388, Page 792, UCOR;

THENCE departing SH 155, N03°12'43"E, 377.26 feet along the common line of said Residue Tract and said 44.42 acre tract to a 5/8" iron rod set for interior corner, being the northwest corner of said Residue Tract and northeast corner of said 44.42 acre tract, lying in the south line of said 18 acre tract;

THENCE S88°01'48"W, 803.34 feet along the common line of said 18 acre tract and said 44.42 acre tract to a 5/8" iron rod set for southwest corner, being the southwest corner of said 18 acre tract and southeast corner of the residue of said 60.1 acre tract, from which a 6" wood fence corner post found for southwest corner of said 60.1 acre tract bears: S88°01'48"W, 293.52 feet;

THENCE N01°58'12"W, 635.87 feet along the common line of said 18 acre tract and said 60.1 acre tract to the PLACE OF BEGINNING, containing 20.491 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

360 Surveying
TBPLS 10194293
310 H. G. Mosley Pkwy
Longview, Texas 75604
Job No. 1446-015
Date: July 9, 2021


Bret Read
Professional Land Surveyor
Texas Registration No. 6610

