

METES AND BOUNDS DESCRIPTION 2.373 ACRES

All that certain tract or parcel containing 2.373 acres of land in the William H. Hereford Survey, A-200, Upshur County, Texas, being the residue of a tract which was called 2.860 acres conveyed from W. F. Patterson, et al to Thomas S. Smith, et al, by an instrument of record in Volume 301, Page 205, Upshur County Deed Record (UCDR), said 2.373 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 3/4" iron rod found for southwest corner, being the southwest corner of said Residue Tract, northwest corner of the residue of a tract which was called 0.370 acre conveyed from Donald Lee Woodlief to L. H. Crabtree, by an instrument of record in Volume 430, Page 986 (Crabtree Tract), Upshur County Deed Record (UCDR), lying in the east right of way (R-O-W) line of Bradford Street;

THENCE N01°08'49"W, 340.50 feet along the common line of said Residue Tract and Bradford Street to a 5/8" iron rod set for northwest corner, being the northwest corner of said Residue Tract, lying in the south line of a tract which was called Lot 7 of Cargile Subdivision, Block 1, a subdivision of record in Volume 5, Page 102, Upshur County Plat Record (UCPR);

THENCE departing Bradford Street, N88°50'23"E, 469.87 feet along the common line of said Lot 7, Lot 6, Lot 5, Lot 4, Lot 3, Lot 2 of said subdivision to a 5/8" iron rod set for northeast corner, being the northeast corner of said Residue Tract, southeast corner of said Lot 2, southwest corner of Lot 1 of said subdivision and northwest corner of Lot 6, Block 3 of Bledsoe Addition a subdivision of record in Volume 170, Page 254, UCPR;

THENCE S00°58'27"E, 134.95 feet along the common line of said Residue Tract and said Lot 6, Lot 6B, Block 3 of said subdivision to a 5/8" iron rod set for a southeast corner, being a southeast corner of said Residue Tract, southwest corner of said Lot 6B, lying in the north line of a tract which was called the residue of Lot 5, Block 2 of said subdivision, conveyed from Patrick Stephen Savage, et ux to O. Larry Savage, et al, by an instrument of record in Clerks File #201300266 (Savage Tract), Upshur County Official Public Record (UCOPR);

THENCE S87°56'34"W, 182.83 feet along the common line of said Residue Tract, Savage Tract and said Lot 5 to a 3/4" iron pipe found for an interior corner, being a interior corner of said Residue Tract and northwest corner of said Lot 5;

THENCE S00°58'25"E, 89.63 feet along the common line of said Residue Tract and said Lot 5 to a 1.5" iron pipe found for a southeast corner of said Residue Tract, southwest corner of said Lot 5, northwest corner of a tract conveyed from Gilmer National Bank to Susan Castillo, by an instrument of record in Clerks File #201905401, UCOPR and northeast corner of a tract which was called 0.655 acre conveyed from Brannon Webb, et ux to Natasha Nicole Howard, et vir, by an instrument of record in Clerks File #202105203, UCOPR;

THENCE S88°36'02"W, 169.75 feet along the common line of said Residue Tract and said 0.655 acre tract to a 3/4" iron rod found for interior corner, being the interior corner of said Residue Tract and northwest corner of said 0.655 acre tract;

THENCE S00°27'23"E, 113.26 feet along the common line of said Residue Tract and said 0.655 acre tract to a 1/2" iron pipe found for southeast corner, being a southeast corner of said Residue Tract, southwest corner of said 0.655 acre tract, northwest corner of a tract which was called Tract 1 conveyed from Juanita Webb, et al to Larue Ladd, by an instrument of record in Volume 452, Page 352, UCDR and northeast corner of said Crabtree Tract;

THENCE S89°17'13"W, 115.27 feet along the common line of said Residue Tract and said Crabtree Tract to the PLACE OF BEGINNING, containing 2.373 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. 1600-029
Date: March 17, 2022



Bret Read
Professional Land Surveyor
Texas Registration No. 6610