

## METES AND BOUNDS DESCRIPTION 4.350 ACRES

All that certain tract or parcel containing 4.350 acres of land in the **Enoch P. Chism Survey, A-73, Upshur County, Texas**, being all of a tract which was called 4.384 acres conveyed from Aubrey Wallace, et ux to Fayrene Hopkins, by an instrument of record in Volume 7, Page 933, Upshur County Official Public Record (UCOPR), said 4.350 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1600-045, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

**BEGINNING** at a 1/2" iron rod found for northeast corner, being the northeast corner of said 4.384 acre tract and southeast corner of a tract which was called 5.26 acres conveyed from M. L. Champion to Alice Marshall, by an instrument of record in Volume 497, Page 651, UCOPR, lying in the west right of way (R-O-W) line of Union Pacific Railroad, from which an angle iron found for the northeast corner of said 5.26 acre tract bears: N01°43'53"E, 438.07 feet;

**THENCE S02°13'55"W, 382.14 feet** along the common line of said 4.384 acre tract and said Railroad to a flat bar found for southeast corner, being the southeast corner of said 4.384 acre tract and northeast corner of a tract which was called 876/1000 acre, Block No. 5 conveyed to C. L. Lawton, et ux, by an instrument of record in Volume 225, page 706, Upshur County Deed Record (UCDR);

**THENCE S88°13'40"W, 483.34 feet** along the common line of said 4.384 acre tract and said 876/1000 acre tract to a 1" iron pipe found for southwest corner, being the southwest corner of said 4.384 acre tract and northwest corner of said 876/1000 acre tract, lying in the east line of a tract which was called 18.02 acre, second tract conveyed from Don D. Reynolds, et ux to Sam Veasley, et ux, by an instrument of record in Volume 215, Page 301, UCDR and in the east R-O-W line of Mink Road, from which an angle iron found for southwest corner of said 876/1000 acre tract bears: S01°35'34"E, 91.39 feet;

**THENCE N02°04'07"W, 380.28 feet** along the common line of said 4.384 acre tract, said 18.02 acre tract and Mink Road to a 2" iron pipe found for northwest corner, being the northwest corner of said 4.384 acre tract, southwest corner of said 5.26 acre tract, northeast corner of said 18.02 acre tract and southeast corner of the residue of a tract which was called 42-2/10 acre, first tract conveyed from Don Reynolds, et ux to Don Reynolds Realty, Inc, by an instrument of record in Volume 462, Page 16, UCDR;

**THENCE** departing Mink Road, **N88°07'22"E, 512.00 feet** along the common line of said 4.384 acre tract and said 5.26 acre tract to the **PLACE OF BEGINNING**, containing **4.350 acres** of land, more or less.

360 Surveying  
TBPELS 10194293  
310 H. G. Mosley Pkwy  
Longview, Texas 75604  
Job No. 1600-045  
Date: June 21, 2022

  
Bret Read  
Professional Land Surveyor  
Texas Registration No. 6610

