



METES AND BOUNDS DESCRIPTION 231.438 ACRES

All that certain tract or parcel containing 231.438 acres of land in the **Aniseta Lumbrera Survey, A-3, Upshur County, Texas**, being the residue of a tract which was called 241.05 acres conveyed from John L. Pickitt Revocable Trust to Dailey Pickitt Farm, LLC, by an instrument of record in Clerks File #200705065, Upshur County Official Public Record (UCOPR), said 231.438 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1600-048, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a TXDOT type 1 concrete monument found for southwest corner, being the southwest corner of said Residue Tract and southeast corner of a tract which was called 42.140 acres conveyed from Kevin Stagner, et ux to James C. White, by an instrument of record in Clerks File #200810708, UCOPR, lying in the north right of way (R-O-W) line of State Highway 300 (SH 300);

THENCE departing SH 300, **N01°33'27"W, 2,063.27 feet** along the common line of said Residue Tract and said 42.140 acre tract to a 1/2" iron rod found for northwest corner, being the northwest corner of said Residue Tract and southwest corner of a tract which was called 185.94 acre, Tract One conveyed from Leonard Earl Miracle, et ux to Muslow Land & Timber, Inc., by an instrument of record in Volume 354, Page 49, Upshur County Deed Record (UCDR);

THENCE **N87°49'35"E, 3,779.90 feet** along the common line of said Residue Tract and said 185.94 acre tract to a 5/8" iron rod set for northeast corner, being the northeast corner of said Residue Tract and northwest corner of a tract which was called 127.7 acres conveyed from J. C. McDonald to Lowell E. Rutledge, by an instrument of record in Volume 197, Page 138, UCDR, from which a 1/2" iron rod found for southeast corner of said 185.94 acre tract and interior corner of said 127.7 acre tract bears: N87°49'35"E, 77.2 feet;

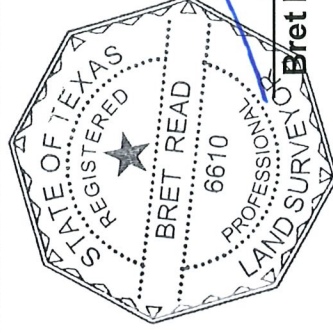
THENCE **S01°48'56"E, 2,752.91 feet** along the common line of said Residue Tract and said 127.7 acre tract to a 8" wood fence corner post found for southeast corner, being the southeast corner of said Residue Tract and an interior corner of said 127.7 acre tract;

THENCE **S87°48'48"W, 2,912.55 feet** along the common line of said Residue Tract, said 127.7 acre tract, the residue of a tract which was called First Tract, 44 acre conveyed from Ralph W. Rutledge, et al to Zilphia Rutledge, by an instrument of record in Volume 320, Page 222, UCDR, and a tract which was called 82/100 acre conveyed from Bob Fulsom, et ux to Richard Lee Brown, by an instrument of record in Volume 447, Page 93, UCDR to a TXDOT type 1 concrete monument found for a southwest corner, being a southwest corner of said Residue Tract and northwest corner of said 82/100 acre tract, lying in the north R-O-W line of SH 300;

THENCE **N46°26'05"W, 517.34 feet** along the common line of said Residue Tract and SH 300 to a TXDOT type 1 concrete monument found for angle point, being an angle point of said Residue Tract;

THENCE **N58°30'47"W, 240.00 feet** continuing along said common line to a TXDOT type 1 concrete monument found for angle point, being an angle point of said Residue Tract;

THENCE **N61°13'07"W, 363.24 feet** continuing along said common line to the **PLACE OF BEGINNING**, containing **231.438 acres** of land, more or less.



Bret Read, RPLS 6610
July 14, 2022