

**METES AND BOUNDS DESCRIPTION OF
7.015 ACRES (TRACT ONE)
WRIGHT EDMUNDSON SURVEY, A-203
NACOGDOCHES COUNTY, TEXAS**

Being 7.015 acres of land situated in the Wright Edmundson Survey, A-203, Nacogdoches County, Texas, and being all of a called 5 acre Tract 1, and all of a called 2.5 acre Tract 2, described in a deed to M. H. Ray, Et Al, recorded in Volume 75, Page 522, Nacogdoches County Deed Records, (NCDR), said 7.015 acre tract being more particularly described by metes and bounds as follows and identified as "Tract 1" on the plat prepared by MTX Surveying, LLC on file as Job No. 220677, and Drawing No. 220677-1, (Bearing Basis: SPC Texas Central 4203, NAD83, GRID):

BEGINNING at a ½ inch iron rod with plastic cap stamped "MTX Surveying" set, for the northeast corner of said 2.5 acre Tract 2 and of this tract, same being in the south line of a called 6.05 acre tract described in a deed to Steve Kimbrough, recorded in Volume 2537, Page 126, Nacogdoches County Official Public Records (NCOPR), and the most northerly northwest corner of a called 15 acre tract described in a deed to Jack Parker, recorded in Volume 12, Page 332, NCDR, from said point, a 1" iron pipe found for the southeast corner of said Kimbrough tract bears S 75° 59' 45" E, a distance of 262.88 feet;

THENCE S 10° 23' 41" W, with the east line of this tract and a west line of said Parker 15 acres, a distance of 583.85 feet to an 18" oak tree found at a fence corner, said point being the southeast corner of said Ray Tract 1, and of this tract, same being an ell corner in the west line of said Parker tract;

THENCE N 79° 30' 36" W, with the occupational south line of said Ray Tract 1 and of this tract, same being a north line of said Parker 15 acres, a distance of 513.21 feet to a ½" iron rod with plastic cap marked "MTX Surveying", set for the southwest corner of this tract in the east margin of Farm to Market Highway 95;

THENCE N 13° 36' 31" E, with the west line of this tract and the east margin of said Farm to Market Highway 95, a distance of 367.95 feet to a ½" iron rod with plastic cap marked "MTX Surveying", set for the P. C. of a curve to the left, said curve being concave to the west, and is defined as follows: Radius = 327.94 feet, Delta = 48° 51' 49", Chord = N 10° 49' 23" W, a distance of 271.28 feet;

THENCE with the arc of said curve on last described line, a distance of 279.67 feet to a ½" iron rod with plastic cap marked "MTX Surveying", set for the northwest corner of said Ray Tract 2, and of this tract, same being the southwest corner of said Kimbrough tract;

THENCE S 75° 59' 45" E, with the north line of this tract and the south line of said Kimbrough tract, a distance of 591.93 feet to the **PLACE OF BEGINNING** and containing 7.015 acres of land, more or less.

I, Mark Henry Tooke, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of November, 2022.

GIVEN UNDER MY HAND AND SEAL this the 7th day of December, 2022



Mark Henry Tooke
Registered Professional Land Surveyor
Texas Registration No. 6474

