

METES AND BOUNDS DESCRIPTION
15.024 ACRES

All that certain tract or parcel containing 15.024 acres of land in the Jeremiah White Survey, A-528, Upshur County, Texas, being all of a tract which was called 14.69 acres and conveyed from Ruby Lee Lang Dowd to Donald Wayne Dowd and Kerri Kim Dowd Smith, by an instrument of record in Clerk's File #200707455, of the Upshur County Official Public Records, (UCOPR), said 15.024 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) North Central Zone, to wit:

BEGINNING at a Type I TxDOT concrete monument found for southeast corner, being the southeast corner of said 14.69 acre tract and southwest corner of a tract which was called 1 acre and conveyed from Norma Lyle to Delaine Lyle Daniels, by an instrument of record in Clerk's File #201804537, UCOPR, lying in the north right-of-way (R-O-W) line of F.M. 852, a public road;

THENCE N82°38'04"W, 123.25 feet, along the common line of said 14.69 acre tract and F.M. 852 to a cross tie fence corner post found for angle corner, being an angle corner of said 14.69 acre tract;

THENCE S86°48'22"W, 432.03 feet, continuing along said common line, at 20.37 feet pass a Type I TxDOT concrete monument found on line, and continuing along said common line for a distance in all of 432.03 feet to a cross tie fence corner post found for southwest corner, being the southwest corner of said 14.69 acre tract, lying in the east R-O-W line of Fox Road, a public road;

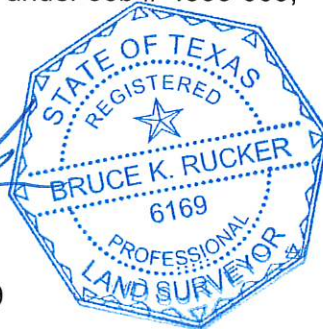
THENCE departing F.M. 852, N08°48'09"W, 1,068.93 feet, along the common line of said 14.69 acre tract and Fox Road to a 2" steel fence corner post found for northwest corner, being the northwest corner of said 14.69 acre tract and most westerly southwest corner of a tract which was called 30.27 acres and conveyed from Norma Lyle to Delaine Lyle Daniels, by an instrument of record in Clerk's File #201804537, UCOPR;

THENCE departing Fox Road, N82°36'53"E, 614.55 feet, along the common line of said 14.69 acre tract and said 30.27 acre tract to a 4" steel fence corner post found for northeast corner, being the northeast corner of said 14.69 acre tract and interior corner of said 30.27 acre tract;

THENCE S07°29'15"E, 926.28 feet, continuing along said common line to a 2" steel fence corner post found for angle corner, being an angle corner of said 14.69 acre tract, most southerly southwest corner of said 30.27 acre tract, and northwest corner of said 1 acre tract;

THENCE S03°33'38"W, 209.09 feet, along the common line of said 14.69 acre tract to the PLACE OF BEGINNING, containing 15.024 acres of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4883-009;


Bruce K. Rucker
Professional Land Surveyor
Texas Registration No. 6169



Compiled By:
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TBPLS #10025400

Engineering • Architecture • Surveying
Job No. 4883-009
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