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SAM RAYBURN
RESERVOIR

**TRACT 2
8.40 ACRES**
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ARNOLD & BARRETT SURVEY
ABSTRACT NUMBER 672

SAM RAYBURN
RESERVOIR

C.P. ARTHUR SURVEY
ABSTRACT NUMBER 768

I. & G.N. R.R. SURVEY
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SABINE TIMBER LLC
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**TRACT 1
29.54 ACRES**
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MICHAEL &
KARY JO PICKETT
DOCUMENT #2021-9517
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30' ACCESS EASEMENT
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POINT OF BEGINNING
TRACT 1
FOUND 1" IRON
PIPE W/CAP
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LEGAL DESCRIPTION - TRACT 1

BEING all of that certain tract of land situated in the C.P. Arthur Survey, Abstract No. 768, and being part of a called 36.28 acre tract of land described in the deed to Karen Perry Kent, recorded Volume 2767, Page 198 Deed Records, Nacogdoches County Texas and being more particularly described as follows:

BEGINNING at a 1 inch pipe with cap found for the southeast corner of said Kent tract on the west right-of-way of County Road 482;

THENCE South 87°05'45" West with a south line of said Kent tract, a distance of 448.76 feet to a 1/2 inch iron rod found for corner;

THENCE North 02°54'23" West with a west line of said Kent tract, a distance of 876.46 feet to a 1 inch iron pipe with cap found for corner;

THENCE North 02°40'33" West with a west line of said Kent tract, a distance of 323.23 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 88°41'56" West with a south line of said Kent tract, a distance of 537.98 feet to a 1/2 inch iron rod found for corner;

THENCE South 02°46'49" West with an east line of said Kent tract, a distance of 343.22 feet to a brass disk found for corner of a tract of land described in a deed to the USA, recorded in Volume 306, Page 394, Deed Records, Nacogdoches County, Texas;

THENCE North 56°28'25" West with an east line of said USA tract, a distance of 469.91 feet to a brass disk found for corner;

THENCE North 06°41'47" West with an east line of said USA tract, a distance of 250.09 feet to a evidence of monument (brass disk) point under tree found for corner;

THENCE South 78°38'09" East with an east line of said USA tract, a distance of 400.00 feet to a brass disk found for corner;

THENCE North 29°23'51" East with an east line of said USA tract, a distance of 120.00 feet to a brass disk found for corner;

THENCE North 61°16'51" West with an east line of said USA tract, a distance of 376.07 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 87°17'20" East with a north line of said Kent tract, a distance of 1387.64 feet to a 1/2 inch iron rod with cap set for corner;

THENCE South 03°15'11" East with an east line of said Kent tract, a distance of 761.54 feet to a 1 inch pipe with cap found for corner in the west right-of-way of said County Road 482;

THENCE South 15°41'09" West with an east line of said Kent tract and the west right-of-way of County Road 482, a distance of 112.90 feet to a 1/2 inch iron rod with cap found for corner;

THENCE South 27°31'31" West with an east line of said Kent tract and the west right-of-way of County Road 482, a distance of 221.65 feet to a 1/2 inch iron rod bent found for corner;

THENCE South 03°15'28" East with an east line of said Kent tract and the west right-of-way of County Road 482, a distance of 117.55 feet to a 1/2 inch iron rod with cap found for corner;

THENCE South 86°44'58" West, a distance of 174.94 feet to a 1/2 inch iron rod with cap found for corner;

THENCE South 03°15'46" East, a distance of 249.99 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 86°43'51" East, a distance of 175.01 feet to a 1/2 inch iron rod with cap found for corner in east line of said Kent tract and the west right-of-way of County Road 482;

THENCE South 03°08'14" East with an east line of said Kent tract and the west right-of-way of County Road 482, a distance of 302.94 feet to the POINT OF BEGINNING and enclosing 29.54 acres of land, more or less.

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- Tract 1 of the surveyed property has direct access to County Road 482.



Michael R. Kersten



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BOUNDARY SURVEY
**TRACT 1 29.54 ACRES
AND TRACT 2 8.40 ACRES**
In the C.P. Arthur Survey, Abstract No. 768 &
Arnold & Barnett Survey, Abstract No. 672
Nacogdoches County, Texas

