

METES AND BOUNDS DESCRIPTION 32.427 ACRES

All that certain tract or parcel containing 32.427 acres of land in the Wilson Donaho Survey, A-123 and in the Jeremiah Henson Sr. Survey, A-224, Upshur County, Texas, being all of the following two (2) tracts: (1) a tract which was called North 17 acre, First Tract and (2) a tract which was called South 13.2 acre, Second Tract, conveyed from A. E. Fluellen, et ux to Gertna Fluellen Ford, by an instrument of record in Volume 227, Page 7, Upshur County Official Public Record (UCOPR), said 32.427 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 5/8" iron rod set for southeast corner, being the southeast corner of said First Tract and northeast corner of a tract which was called 28.318 acre, Fourth Tract, conveyed from Bennie Fluellen, et ux to Eleanor L. Johnson, et al, by an instrument of record in Volume 133, Page 519, Upshur County Official Record (UCOR), lying in the west line of a tract which was called 88.408 acres conveyed from Leslie Ann Goudarzi to Brent Goudarzi, by an instrument of record in Clerks File #201602573, Upshur County Official Public Record (UCOPR);

THENCE N83°29'05"W, 1,396.27 feet along the common line of said First Tract and said 28.318 acre tract to a 5/8" iron rod set for southwest corner, being the southwest corner of said First Tract and northwest corner of said 28.318 acre tract, lying in the east line of Farm to Market Highway 2263 (FM 2263), from which a TXDOT wooden monument found bears: S09°56'00"W, 7.5 feet;

THENCE N09°56'00"E, 724.59 feet along the common line of said First Tract, said Second Tract and FM 2263 to a 5/8" iron rod set for northwest corner, being the northwest corner of said Second Tract, from which a TXDOT wooden monument found bears: N09°56'00"E, 138.0 feet, a 1/2" iron rod found bears: N09°49'51"E, 138.4 feet and a 1/2" iron rod found for reference point for the northwest corner of a tract which was called 28.227 acre, Tract One, conveyed from Helen Johnson to Iona Johnson Tanner, by an instrument of record in Clerks File #200509885, UCOPR bears: N06°52'22"E, 536.36 feet;

THENCE departing FM 2263, N88°14'36"E, 2,507.73 feet along the common line of said Second Tract and said 28.227 acre tract to a 5/8" iron rod set for northeast corner, being the northeast corner of said Second Tract and southeast corner of said 28.227 acre tract, lying in the west line of a tract which was called 54 acre, First Tract, conveyed from Estelle Johnson to Danny O. Johnson, et ux, by an instrument of record in Clerks File #201103587, UCOPR, from which a 3/8" iron rod found bears: S01°44'54"E, 491.75 feet;

THENCE S01°44'54"E, 252.40 feet along the common line of said Second Tract and said 54 acre tract to a point for southeast corner, being the southeast corner of said Second Tract and a southwest corner of said 54 acre tract, lying in the north line of said 88.408 acre tract, from which a nail found bears: N87°53'13"E, 40.59 feet and a 1/2" iron rod found for northeast corner of said 88.408 acre tract bears: N87°53'13"E, 183.79 feet;

THENCE S87°53'13"W, along the common line of said Second Tract and said 88.408 acre tract, at 20.00 feet pass a 5/8" iron rod set for reference and continuing for a distance in all of 1,219.52 feet to a point for interior corner in 30" Pine Tree, being the northeast corner of said First Tract and northwest corner of said 88.408 acre tract;

THENCE S02°12'14"W, 436.56 feet along the common line of said First Tract and said 88.408 acre tract to an angle point, being an angle point of said First Tract and said 88.408 acre tract;

THENCE S04°22'51"W, 216.19 feet continuing along said common line to the PLACE OF BEGINNING, containing 32.427 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

360 Surveying
TBPLS 10194293
310 H. G. Mosley Pkwy
Longview, Texas 75604
Job No. 1446-019
Date: June 23, 2021


Bret Read
Professional Land Surveyor
Texas Registration No. 6610

