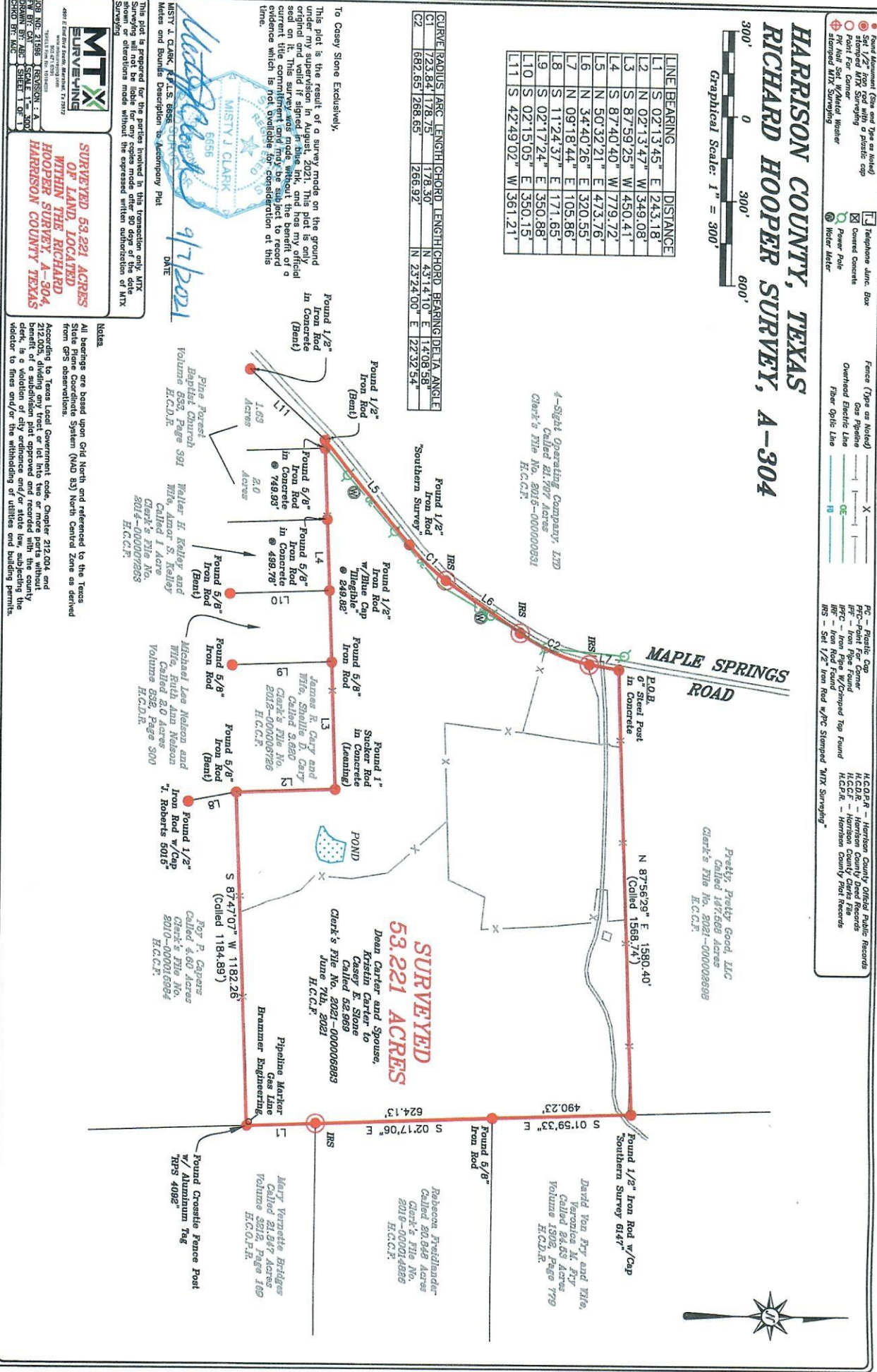


Graphical Scale: 1" = 300'

LINE	BEARING	DISTANCE
L1	S 02°13'45" E	243.18'
L2	N 02°13'47" W	349.08'
L3	S 87°59'25" W	450.41'
L4	S 87°40'40" W	779.72'
L5	N 50°32'21" E	413.76'
L6	N 34°40'26" E	330.55'
L7	N 09°18'44" E	105.86'
L8	S 11°24'37" E	171.65'
L9	S 02°17'24" E	350.88'
L10	S 02°15'05" E	350.15'
L11	S 42°49'02" W	361.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	723.84'	178.75'	178.30'	N 43°14'10" E	14°08'58"
C2	682.65'	268.65'	266.92'	N 23°24'00" E	22°32'54"

This plot is the result of a survey made on the ground under my supervision in August 2021. This plot is only original and valid if signed in blue ink, and has my official seal on it. This survey was made without the benefit of current title commitment and may be subject to record evidence which is not available for consideration at this time.



**SURVEYED 53.221 ACRES
OF LAND, LOCATED
WITHIN THE RICHARD
HOOPER SURVEY, A-304,
HARRISON COUNTY TEXAS**

All hearings are held upon Grid North and referenced to the Texas State Plane Coordinate System (NAD 83) North Central Zone as derived from GPS observations.

**METES AND BOUNDS DESCRIPTION OF
53.221 ACRES OF LAND
RICHARD HOOPER SURVEY, A-304
HARRISON COUNTY, TEXAS**

Being 53.221 acres of land situated in the Richard Hooper Survey, A-304, located approximately 14 miles southwest of the Courthouse in the City of Marshall in Harrison County, Texas, being the same called 52.969 acre tract of land described in deed from Dean Carter and spouse, Kristin Carter, dated June 7, 2021 and recorded in Clerk's File No. 2021-000006883 of the Harrison County Clerk's Files, said 53.221 acre tract being more particularly described by metes and bounds as follows and as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 21596, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID):

BEGINNING at 6" steel post in concrete found for the northwest corner of said called 52.969 acre tract and herein described tract, being the southwest corner of a called 147.668 acre tract of land described in deed to Pretty, Pretty Good, LLC and recorded in Clerk's File No. 2021-000002698 of said Clerk's Files, and being on the eastern margin of Maple Springs Road, a county maintained road;

THENCE North 87°56'29" East, with the north line of the said called 52.969 acre tract and the south line of the said called 147.668 acre tract, 1580.40 feet to a ½" iron rod with cap stamped "Southern Survey 6147" found for the northeast corner of the said called 52.969 acre tract and being on the west line of a called 24.53 acre tract of land described in deed to David Von Fry and wife, Veronica M. Fry and recorded in Volume 1302, Page 779 of the Harrison County Deed Records;

THENCE South 01°59'33" East, with the east line of the said called 52.969 acre tract and the west line of the said called 24.53 acre tract, 490.23 feet to a 5/8" iron rod found for an angle corner of the said called 52.969 acre tract, being the southwest corner of the said called 24.53 acre tract and being the northwest corner of a called 20.848 acre tract of land described in deed to Rebecca Freidlander and recorded in Clerk's File No. 2019-000014826 of said Clerk's Files;

THENCE South 02°17'06" East, with the east line of the said called 52.969 acre tract and the west line of the said called 20.848 acre tract, 624.13 feet to a ½" iron rod with orange plastic cap stamped "MTX Surveying" set for an angle corner of the said called 52.969 acre tract, being the southwest corner of the said called 20.848 acre tract, and being the northwest corner of a called 21.847 acre tract of land described in deed to Mary Vernette Bridges and recorded in Volume 3212, Page 169 of the Harrison County Official Public Records;

THENCE South 02°13'45" East, with the east line of the said called 52.969 acre tract and the west line of the said called 21.847 acre tract, 243.18 feet to a crosstie fence post with aluminum tag stamped "RPS 4092" found for the southeast corner of the said called 52.969 acre tract, being the northeast corner of a called 4.60 acre tract of land described in deed to Foy P. Capers and recorded in Clerk's File No. 2010-000015984 of said Clerk's Files;

THENCE South 87°47'07" West, with the eastern south line of the said called 52.969 acre tract and the north line of the said called 4.60 acre tract, 1182.26 feet to a 5/8" iron rod (bent) found for the southernmost southwest corner of the said called 52.969 acre tract, the northwest corner of the said called 4.60 acre tract, and being the southeast corner of a called 3.620 acre tract of land described in deed to James R. Cary and wife, Shellie D. Cary and recorded in Clerk's File No. 2012-000006726 of said Clerk's Files;

THENCE North 02°13'47" West, with the southernmost west line of the said called 52.969 acre tract and the east line of the said called 3.620 acre tract, 349.08 feet to a 1" sucker rod in concrete (leaning) found for an ell corner of the said called 52.969 acre tract and being the northeast corner of the said called 3.620 acre tract;

THENCE South 87°59'25" West, with the western south line of the said called 52.969 acre tract and the north line of the said called 3.620 acre tract, 450.41 feet to a 5/8" iron rod found for an angle corner of the said called 52.969 acre tract, the northwest corner of the said called 3.620 acre tract, and being the northeast corner of a called 2.0 acre tract of land described in deed to Michael Lee Nelson and wife, Ruth Ann Nelson and recorded in Volume 832, Page 300 of said Deed Records;

THENCE South 87°40'40" West, with the western south line of the said called 52.969 acre tract, at 249.82 feet pass a ½" iron rod with blue cap (illegible) found for the northwest corner of said called 2.0 acre tract, being the northeast corner of a called 1 acre of land described in deed to Walter H. Kelley and wife, Amor S. Kelley and recorded in Clerk's File No. 2014-000007263 of said Clerk's Files, at 499.78 feet pass a 5/8" iron rod in concrete found for the northwest corner of the said called 1 acre tract, being the northeast corner of a called 2.0 acre tract of land described in deed to Pine Forest Baptist Church and recorded in Volume 833, Page 391 of said Deed Records, at 749.93 feet pass a 5/8" iron rod in concrete found for the northwest corner of said called 2.0 acre tract and being the northeast corner of a 1.63 acre tract of land described in deed to said Pine Forest Baptist Church and recorded in said Volume 833, Page 391, and continuing in all 779.72 feet to a ½" iron rod (bent) found for the northwest corner of the said called 1.63 acre tract, being the westernmost southwest corner of the said called 52.969 acre tract, and being on the east margin of said Maple Spring Road;

THENCE in a northeasterly direction with the west line of the said called 52.969 acre tract and the east margin of said Maple Springs Road the following courses: (1) North 50°32'21" East – 473.76 feet to a ½" iron rod with cap stamped "Southern Survey" found for corner at the beginning of a curve to the left, (2) continuing along said curve, having a radius of 723.84 feet, an arc length of 178.75 feet and a chord bearing and distance of North 43°14'10" East – 178.30 to a ½" iron rod with orange plastic cap stamped "MTX Surveying" set for corner at the end of said curve, (3) North 34°40'26" East – 320.55 feet to a ½" iron rod with orange plastic cap stamped "MTX Surveying" set for corner at the beginning of a curve to the left, (4) continuing along said curve, having a radius of 682.65 feet, and an arc length of 268.65 feet and a chord bearing and distance of North 23°24'00" East – 266.92 feet to a ½" iron rod with orange plastic cap stamped "MTX Surveying" set for corner at the end of said curve, and (5) North 09°18'44" East – 105.86 feet to the **PLACE OF BEGINNING** and containing 53.221 acres of land, more or less.