



## METES AND BOUNDS DESCRIPTION 53.603 ACRES

All that certain tract or parcel containing 53.603 acres of land in the **M.H. Minor Survey, A-327, Upshur County, Texas**, being all of the residue of a tract which was called 129 3/4 acres conveyed from L.C. McCain to Hattie Kilby, by an instrument of record in Volume 166, Page 603, Upshur County Deed Record (UCDR), said 53.603 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1600-065, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

**BEGINNING** at a 1/2" iron rod found (**N: 7,023,702.17, E: 3,100,564.28**) for southeast corner, being the southeast corner of said Residue Tract and southwest corner of a tract which was called 8.093 acres conveyed from Autry S. Adams, et al to Lisa Burnett Killberrew, et vir, by an instrument of record in Clerks File #201806338, Upshur County Official Public Record (UCOPR), lying in the north right of way (R-O-W) line of Farm to Market Highway 2796 (FM 2796);

**THENCE S66°14'57"W, 600.07 feet** along the common line of said Residue Tract and FM 2796 to a TXDOT type I concrete monument found (**N: 7,023,460.48, E: 3,100,015.04**) for an angle point;

**THENCE S71°53'58"W, 200.45 feet** continuing along said common line to a TXDOT type I concrete monument found (**N: 7,023,398.21, E: 3,099,824.50**) for an angle point;

**THENCE S60°51'15"W, 201.21 feet** continuing along said common line to a TXDOT type I concrete monument found (**N: 7,023,300.21, E: 3,099,648.77**) for an angle point;

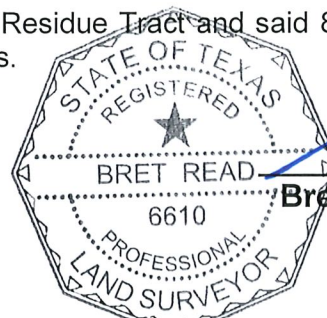
**THENCE S66°23'24"W, 499.39 feet** continuing along said common line to a TXDOT type I concrete monument found (**N: 7,023,100.20, E: 3,099,191.19**) for an angle point;

**THENCE S72°49'13"W, 352.41 feet** continuing along said common line to a 2" metal fence corner post found (**N: 7,022,996.11, E: 3,098,854.50**) for southwest corner, being the southwest corner of said Residue Tract and southeast corner of a tract which was called 39.585 acres conveyed from Charles Askew, et ux to JFS Timber Partners, Ltd, by an instrument of record in Volume 346, Page 882, Upshur County Official Record (UCOR);

**THENCE** departing FM 2796, **N21°53'58"W, 1,254.51 feet** along the common line of said Residue Tract and said 39.585 acre tract to a 1/2" iron rod found (**N: 7,024,160.10, E: 3,098,386.60**) for northwest corner, being the northwest corner of said Residue Tract, northeast corner of said 39.585 acre tract, southeast corner of a tract which was called 17.465 acre, Tract Eight, conveyed from Red River Texarkana I, LP to MWF IV Texarkana, LLC, by an instrument of record in Clerks File #201700060, UCOPR and southwest corner of a tract which was called 310.15 acre, Tract Six, conveyed from Red River Texarkana I, LP to MWF IV Texarkana, LLC, by an instrument of record in Clerks File #201700060, UCOPR;

**THENCE N68°00'31"E, 1,851.48 feet** along the common line of said Residue Tract and said 310.15 acre tract to a 5/8" iron rod set (**N: 7,024,853.42, E: 3,100,103.37**) for northeast corner, being the northeast corner of said Residue Tract and northwest corner of said 8.093 acre tract, from which a 1/2" iron rod found for southeast corner of said 310.15 acre tract and northeast corner of said 8.093 acre tract bears: N68°00'31"E, 284.91 feet;

**THENCE S21°49'10"E, 1,240.09 feet** along the common line of said Residue Tract and said 8.093 acre tract to the **PLACE OF BEGINNING**, containing **53.603 acres** of land, more or less.



*[Signature]*  
**Bret Read, RPLS 6610**  
March 21, 2023