

METES AND BOUNDS DESCRIPTION

117.307 ACRES

All that certain tract or parcel containing 117.307 acres of land in the Ahira Butler Survey, A-22, Upshur County, Texas, being all of a tract which was called 117.084 acres conveyed from Wanda J. Bryer, executrix to Joe Don Setina Family, L.P., by an instrument of record in Clerks File #202004413, Upshur County Official Public Record (UCOPR), said 117.307 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 2" iron pipe found for northwest corner, being the northwest corner of said 117.084 acre tract and southwest corner of a tract which was called 25.830 acres conveyed from Jerry F. Perkins to Edward Levi Harmon, et al, by an instrument of record in Clerks File #201706920, UCOPR, lying in the east line of a tract which was called 216.16 acres conveyed to Millennium Trust Company, LLC, by an instrument of Clerks File , UCOPR;

THENCE N57°57'25"E, 2,469.91 feet along the common line of said 117.084 acre tract and said 25.830 acre tract to a 1/2" iron rod found for a northeast corner, being a northeast corner of said 117.084 acre tract and southeast corner of said 25.830 acre tract, lying in the south right of way (R-O-W) line of Farm to Market Highway 557 (FM 557);

THENCE S83°38'17"E, 196.93 feet along the common line of said 117.084 acre tract and FM 557 to a 5/8" iron rod set for northeast corner, being the northeast corner of said 117.084 acre tract, lying in the west R-O-W line of US Highway 259 (US 259);

THENCE the following seven (7) calls along the common line of said 117.084 acre tract and US 259:

1. THENCE S09°09'58"W, 437.85 feet to an angle point;
2. THENCE S03°46'24"W, 592.11 feet to a 1/2" iron rod found for angle point, being an angle point of said 117.084 acre tract;
3. THENCE S06°17'02"E, 875.39 feet to a TXDOT Type I concrete monument found for angle point, being an angle point of said 117.084 acre tract;
4. THENCE S07°06'31"E, 258.23 feet to a TXDOT Type I concrete monument found for angle point, being an angle point of said 117.084 acre tract;
5. THENCE S14°10'14"E, 201.54 feet to a TXDOT Type I concrete monument found for angle point, being an angle point of said 117.084 acre tract;
6. THENCE S07°31'20"E, 736.53 feet to a TXDOT Type I concrete monument found for angle point, being an angle point of said 117.084 acre tract;
7. THENCE S00°10'38"E, 146.60 feet to a 5/8" iron rod set for southeast corner, being the southeast corner of said 117.084 acre tract, from which a TXDOT Type I concrete monument found bears: S00°22'56"W, 8.8 feet;

THENCE departing US 259, S47°40'38"W, 73.11 feet along the south line of said 117.084 acre tract to a 1/2" iron rod found for angle point, being an angle point of said 117.084 acre tract and northeast corner of a tract which was called 8.894 acres conveyed from Jerry M. Laden to Gary Nix, by an instrument of record in Clerks File #201404564, UCOPR;

THENCE S64°29'43"W, 565.01 feet along the common line of said 117.084 acre tract and said 8.894 acre tract to a 5/8" iron rod found for a southwest corner, being a southwest corner of said 117.084 acre tract and southeast corner of a tract which was conveyed from Thomas Chambers to Gary L. and Sandra Nix (Nix Tract), by an instrument of record in Clerks File #201503313, UCOPR;

THENCE the following ten (10) calls along the common line of said 117.084 acre tract, said Nix Tract and a creek:

1. THENCE N42°47'29"E, 298.78 feet to a 1/2" iron rod found for interior corner, being an interior corner of said 117.084 acre tract, exterior corner of said Nix Tract and the beginning of a curve;
2. THENCE 48.85 feet along the arc of a curve to the right, (Delta= 55°58'53", Radius= 50.00 feet, Chord= N28°06'15"W, 46.93 feet), to a 1/2" iron rod found for interior corner, being an interior corner of said 117.084 acre tract, northeast corner of said Nix Tract and end of curve;
3. THENCE S78°14'17"W, 272.98 feet to a 1/2" iron rod found for interior corner, being an interior corner of said 117.084 acre tract and an exterior corner of said Nix Tract;
4. THENCE S03°28'46"W, 71.57 feet to a point for exterior corner, being an exterior corner of said 117.084 acre tract and interior corner of said Nix Tract;
5. THENCE N64°51'44"W, 37.92 feet to an angle point, being an angle point of said 117.084 acre tract and said Nix Tract;
6. THENCE S30°15'02"W, 63.85 feet to an angle point, being an angle point of said 117.084 acre tract and said Nix Tract;
7. THENCE S47°13'44"W, 44.35 feet to an angle point, being an angle point of said 117.084 acre tract and said Nix Tract;
8. THENCE S26°08'16"W, 47.79 feet to an angle point, being an angle point of said 117.084 acre tract and said Nix Tract;
9. THENCE S21°38'22"E, 35.79 feet to an angle point, being an angle point of said 117.084 acre tract and said Nix Tract;
10. THENCE S14°19'25"E, 54.02 feet to point for a southeast corner, being a southeast corner of said 117.084 acre tract and southwest corner of said Nix Tract, lying in the north line of said 8.894 acre tract;

THENCE S63°38'25"W, 218.75 feet along the common line of said 117.084 acre tract and said 8.894 acre tract to a 2" iron pipe found for southwest corner, being the southwest corner of said 117.084 acre tract, an angle point of said 8.894 acre tract and southeast corner of a tract which was called 21.137 acres conveyed from Micah Brent Andres to Jonathan Nix, et ux, by an instrument of record in Clerks File #201400568, UCOPR;

THENCE N32°39'07"W, 1,777.99 feet along the common line of said 117.084 acre tract and said 21.137 acre tract to a 3/4" iron rod found for angle point, being the northeast corner of said 21.137 acre tract and southeast corner of a tract which was called 17.362 acre conveyed from Marion Culpepper to Jonathan Nix, et ux, by an instrument of record in Clerks File #2014000566, UCOPR;

THENCE N31°46'11"W, 1,046.60 feet along the common line of said 117.084 acre tract, said 17.362 acre tract and said 216.16 acre tract to the PLACE OF BEGINNING, containing 117.307 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. 1097-051
Date: October 29, 2021


Bret Read
Professional Land Surveyor
Texas Registration No. 6610

