



METES AND BOUNDS DESCRIPTION 24.672 ACRES

All that certain tract or parcel containing 24.672 acres of land in the **Robert T. Proctor Survey, A-572, Harrison County, Texas**, being a portion of a tract which was called 52.67 acres conveyed from Mildred Bass to Josie Mae Ratcliff, by an instrument of record in volume 744, Page 449, Harrison County Deed Records (HCDR), said 24.672 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2308-015, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1" iron pipe found (**N: 6,932,846.68, E: 3,293,549.42**) for southeast corner, being the southeast corner of said 52.67 acre tract and southwest corner of a tract which was called 28.2 acres conveyed from L. N. Ford to Prentice Price, by an instrument of record in Volume 535, Page 156, HCDR, lying in the north line of a tract which was called 85.445 acres, Tract One conveyed from Frances Meadows to TRC Properties, L.L.C., by an instrument of record in Clerks File #2021-000015787, Harrison County Official Public Records (HCOPR);

THENCE S87°34'44"W, along the common line of said 52.67 acre tract and said 85.445 acre tract at 744.09 feet pass a 5/8" iron rod found for the westernmost northeast corner of said 85.445 acre tract and northeast corner of a tract which was called 2.000 acres, Tract Two conveyed from Frances Meadows to TRC Properties, L.L.C., by an instrument of record in Clerks File #2021-000015787, HCOPR and continuing along the common line of said 52.67 acre tract and said 2.000 acre tract for a distance in all of **1,181.86 feet** to a nail found (**N: 6,932,796.76, E: 3,292,368.61**) for southwest corner, being the southernmost southwest corner of said 52.67 acre tract, northwest corner of said 2.000 acre tract, the easternmost northwest corner of said 85.445 acre tract and southeast corner of a tract which was called 52.67 acres, conveyed from Mildred Bass to Jim Bass (Bass Tract), by an instrument of record in Clerks File #2010-000011841, HCOPR and generally lying in the centerline of Cowpen Road;

THENCE N02°07'04"E, along the common line of said 52.67 acre tract, said Bass Tract and centerline of said Cowpen Road at 576.57 feet pass a nail with washer set for the easternmost northeast corner of said Bass Tract, the southeast corner of a 27.888 acre tract surveyed this day and continuing along the east line of said 27.888 acre tract and generally the centerline of said Cowpen Road, crossing said 52.67 acre tract for a distance in all of **1,150.52 feet** to a point (**N: 6,933,946.49, E: 3,292,411.13**) for northwest corner, being the northeast corner of said 27.888 acre tract, lying in the north line of said 52.67 acre tract and south line of the residue of a tract which was called 40 acres conveyed from Pierce Williams, et ux to O C Hope, by an instrument of record in Volume 157, Page 395, HCDR;

THENCE departing Cowpen Road, **N87°08'01"E**, along the common line of said 52.67 acre tract and said Residue Tract at 19.48 feet pass a 1" iron pipe found for reference at the southeast corner of said Residue Tract and southwest corner of a tract which was called 9.719 acres conveyed from Tillie Williams Adkins, et al to Prentice Price, by an instrument of record in Volume 677, Page 79, HCDR and continuing along the common line of said 52.67 acre tract and said 9.719 acre tract for a distance in all of **687.16 feet** to a 1" iron rod found (**N: 6,933,980.85, E: 3,293,097.43**) for northeast corner, being the northeast corner of said 52.67 acre tract, the southeast corner of said 9.719 acre tract, lying in the west line of the residue of a tract which was called 100 acres, Tract V conveyed from Comer C. Brassell, et ux to C. C. Brassell, Jr., by an instrument of record in Volume 1259, Page 814, HCDR;

THENCE S21°43'42"E, along the common line of said 52.67 acre tract and said 100 acre tract at 195.78 feet pass a 3/4" iron pipe found (1.4' east of line) for southwest corner of said 100 acre residue tract and northwest corner of said 28.2 acre tract and continuing along the common line of said 52.67 acre tract and said 28.2 acre tract for a distance in all of **1,220.91 feet** to the **PLACE OF BEGINNING**, containing **24.672 acres** of land, more or less.


Misty J. Clark, RPLS 6656
August 31, 2023