



## METES AND BOUNDS DESCRIPTION 10.000 ACRES

All that certain tract or parcel containing 10.000 acres of land in the **M.H. Minor Survey, A-327 and in the Joseph Cleg Survey, A-91, Upshur County, Texas**, being a portion of a tract which was called 129-3/4 acres conveyed to L.C. McCain to Hattie Kilby (Kirby Tract), by an instrument of record in Volume 166, Page 603, Upshur County Deed Record (UCDR), said 10.000 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1600-056, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

**BEGINNING** at a point for southwest corner, being the northwest corner of a tract which was called 8.695 acres conveyed from Kenneth Lester Vineyard to Kirby L. Schmidt, by an instrument of record in Clerks File #201507458, Upshur County Official Public Record (UCOPR) and a northeast corner of a tract which was called 28.178 acres conveyed from Kollin Hurt, et ux to Robert Ashley, et ux, by an instrument of record in Clerks File #201405195, UCOPR, generally lying in the centerline of Cactus Road;

**THENCE 52.96 feet** along the arc of a curve to the **right** crossing said Kirby Tract with the centerline of Cactus Road, (**Delta= 35°48'16"**, **Radius= 84.75 feet**, **Chord= N25°48'51"W, 52.11 feet**), to a point for end of curve;

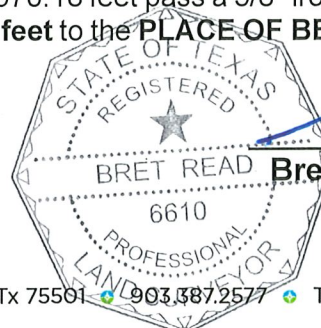
**THENCE N07°54'43"W, 375.94 feet** continuing across said Kirby Tract with the centerline of Cactus Road to a point for northwest corner;

**THENCE** departing Cactus Road, **N78°53'05"E**, crossing said Kirby Tract, at 25.00 feet pass a 5/8" iron rod set for reference, continuing across said Kirby Tract, at 1,020.83 feet pass a 5/8" iron rod set for reference and continuing across said Kirby Tract for a distance in all of **1,045.83 feet** to a point for northeast corner, lying in the east line of said Kirby Tract, in the west line of a tract which was called 64.706 acres conveyed from Colleen Griggs to Randle Dugan, Jr., by an instrument of record in Clerks File #201202149, UCOPR and generally lying in the centerline of a creek;

**THENCE** the following eight (8) tracts along the common line of said Kirby Tract, said 64.706 acre tract and said creek:

1. **S00°13'45"W, 27.60 feet** to an angle point;
2. **S26°29'20"E, 32.66 feet** to an angle point;
3. **S41°40'05"W, 40.56 feet** to an angle point;
4. **S08°45'47"E, 14.28 feet** to an angle point;
5. **S43°01'23"E, 59.69 feet** to an angle point;
6. **S10°38'24"W, 231.02 feet** to an angle point;
7. **S43°31'27"E, 55.57 feet** to an angle point;
8. **S04°20'16"W, 16.86 feet** to a point for southeast corner, being the southeast corner of said Kirby Tract, northeast corner of said 8.695 acre tract and an angle point of said 64.706 acre tract;

**THENCE S78°53'05"W**, along the common line of said Kirby Tract and said 8.695 acre tract, at 26.89 feet pass a 5/8" iron rod set for reference, continuing along said common line, at 970.18 feet pass a 5/8" iron rod set for reference and continuing along said common line for a distance in all of **995.18 feet** to the **PLACE OF BEGINNING**, containing **10.000 acres** of land, more or less.



**Bret Read, RPLS 6610**  
December 21, 2022