

**METES AND BOUNDS DESCRIPTION OF
5.553 ACRES (TRACT TWO)
WRIGHT EDMUNDSON SURVEY, A-203
NACOGDOCHES COUNTY, TEXAS**

Being 5.553 acres of land situated in the Wright Edmundson Survey, A-203, Nacogdoches County, Texas, and being all of a called 4.5 acre Tract 3, and all of a called 1 acre Tract 4 part of a called 2.5 acre "Remainder" tract, all described in a deed to M. H. Ray, Et Al, recorded in Volume 75, Page 522, Nacogdoches County Deed Records, (NCDR), said 5.553 acre tract being more particularly described by metes and bounds as follows and identified as "Tract 2" on the plat prepared by MTX Surveying, LLC on file as Job No. 220677, and Drawing No. 220677-2, (Bearing Basis: SPC Texas Central 4203, NAD83, GRID):

BEGINNING at a ½ inch iron rod with plastic cap stamped "MTX Surveying" set for the point of intersection of the east right of way line of a 150-foot wide Union Pacific Railroad right of way, and the southwest margin of an 80-foot wide Farm to Market Highway 95, said point being in the west line of said 2.5 acre "Remainder" tract, and the north corner of the herein described tract;

THENCE S 36° 53' 29" E, with the east line of this tract and the west margin of said Farm to Market Highway 95, a distance of 59.52 feet to a ½" iron rod with plastic cap marked "MTX Surveying", set for the P. C. of a curve to the right, said curve being concave to the west and is defined as follows: Radius = 247.94 feet, Delta = 50° 30' 00", Chord = S 11° 38' 29" E, a distance of 211.52 feet;

THENCE with the last described line and on the arc of said curve, and in a southerly direction, a distance of 218.53 feet to a ½" iron rod with plastic cap marked "MTX Surveying" set for the P. T. of said curve;

THENCE S 13° 36' 31" W, with the last described line, a distance of 593.00 feet to a ½" iron rod with plastic cap marked "MTX Surveying", set for the P. C. of a curve to the left, said curve being concave to the east, and is defined as follows: Radius = 613.64 feet, Delta = 6° 55' 40", Chord = S 10° 08' 41" W, a distance of 74.15 feet;

THENCE southerly with the arc of said curve on last described line, a distance of 74.20 feet to a ½" iron rod with plastic cap marked "MTX Surveying", set for the southeast corner of said Ray Tract 4 and of this tract;

THENCE S 86° 54' 53" W, with the occupational south line of said Ray Tract 4 and of this tract, same being the north occupational line of a called 43 acre tract described in a deed to William Rial Taylor, II, recorded in Volume 1981, Page 167, NCOPR, a distance of 460.82 feet to the southwest corner of this tract in the east right of way line of said Union Pacific Railroad;

THENCE N 31° 23' 53" E, with the west line of this tract and the east right of way line of said railroad, a distance of 1,060.17 feet to the **PLACE OF BEGINNING** and containing 5.553 acres of land, more or less.

I, Mark Henry Tooke, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of November, 2022.

GIVEN UNDER MY HAND AND SEAL this the 7th day of December, 2022

Mark Henry Tooke
Registered Professional Land Surveyor
Texas Registration No. 6474

