

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

Being 6.482 acres of land situated in the Wright Edmundson Survey, A-203, Nacogdoches County, Texas, and being part of a called 10 acre tract described in a deed recorded in Volume 75, Page 308, Nacogdoches County Deed Records, (NCDR), said 6.482 acre tract being more particularly described by metes and bounds as follows and identified as "Tract 3" on the plat prepared by MTX Surveying, LLC on file as Job No. 220677, and Drawing No. 220677-3, (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 west 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 east line of said 10 acre tract, and the east corner of the herein described tract;

**THENCE** S 31° 25' 20" W, with the west right of way line of said railroad and the east line of this tract, a distance of 479.79 feet to a ½" iron rod with plastic cap marked "MTX Surveying" set for the southeast corner of this tract;

**THENCE** S 87° 35' 16" W, with the south line of this tract, at 7.04 feet pass a ¾" iron pipe found for the northeast corner of a called 0.78 acre tract described in a deed to Candice Anderson, Et Al, recorded in Document Number 2012-3479, continuing on same course with the north line of said Anderson tract and then a called residue of 1.378 acres described in a deed to Bonnie Joe Carroll, Et Al, recorded in Volume 2954, Page 14, at 380.54 feet pass a ½" iron rod found for the northwest corner of said Carroll tract, continuing on same course, and with the north line of Lot 5A, and then Lot 5A, Indian Creek Estates Subdivision, recorded in Volume 3, Page 18, Nacogdoches County Plat Records, at 530.87 pass a ½" iron rod found for the northwest corner of said Lot 5A, in all a total distance of 658.75 feet to a ½" iron rod with plastic cap, marked "MTX Surveying" set for the southwest corner of this tract, same being the southeast corner of a called 0.8 acre tract described in a deed to Lowell and Reba Williams, Jr., recorded in Volume 2346, Page 195, NCOPR;

**THENCE** N 30° 30' 12" E, with the east line of said Williams tract, and the west line of this tract, a distance of 307.09 feet to a ½" iron rod found for the northwest corner of this tract, northeast corner of said Williams tract, and being in the east right of way line of U. S. Hwy. 59, said point being a point on a curve being concave to the northwest and being defined as follows: Radius = 2914.79 feet, Delta = 14° 02' 20", Chord = N 61° 10' 16" E, a distance of 712.41 feet;

**THENCE** with the arc of said curve on the west line of this tract and the east right of way line of said Hwy 59, a distance of 714.19 feet to a ½" iron rod with plastic cap marked "MTX Surveying" set for the north corner of this tract, said point the intersection of said east right of way line and the south margin of said FM 95;

**THENCE** S 36° 53' 29" E, with the south margin of said FM 95, a distance of 213.75 feet to the **PLACE OF BEGINNING** and containing 6.482 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 7<sup>th</sup> day of December, 2022

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

