

**METES AND BOUNDS DESCRIPTION OF
0.196 ACRE (TRACT FIVE)
WRIGHT EDMUNDSON SURVEY, A-203
NACOGDOCHES COUNTY, TEXAS**

Being 0.196 acre 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 0.196 acre tract being more particularly described by metes and bounds as follows and identified as "Tract 5" on the plat prepared by MTX Surveying, LLC on file as Job No. 220677, and Drawing No. 220677-5, (Bearing Basis: SPC Texas Central 4203, NAD83, GRID):

BEGINNING at a ½ inch iron rod with plastic cap stamped "MTX Surveying" set for southeast corner of this tract said point being the point of intersection of the west right of way line of a 150-foot Union Pacific Railroad Company right of way and the north margin of Farm to Market Highway 95;

THENCE N 36° 53' 29" W, with the north margin of said FM 95, a distance of 132.82 feet to a ½" iron rod with plastic cap marked "MTX Surveying" set for the northwest corner of this tract on the north line of said Edmundson survey;

THENCE N 85° 37' 16" E, with the north line of said Edmundson survey, a distance of 152.11 feet to a ½" iron rod with plastic cap marked "MTX Surveying" set for the northeast corner of this tract and on the west right of way line of said Union Pacific Railroad;

THENCE S 31° 24' 02" W, with the west right of way line of said Union Pacific Railroad, a distance of 138.02 feet to the **PLACE OF BEGINNING** and containing 0.196 acre 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

