



METES AND BOUNDS DESCRIPTION
403.480 ACRES OF LAND
WILLIAM RIDGEWAY SURVEY, ABSTRACT NO. 418
JOHN LOUT SURVEY, ABSTRACT NO. 275
UPSHUR COUNTY, TEXAS

BEING 403.480 acres of land situated in the William Ridgeway Survey, Abstract No. 418, and in the John Lout Survey, Abstract No. 275, Upshur County, Texas, being all of that certain called 8.000 acre tract of land described as Tract 1, and being a part of that certain called 164.690 acre tract of land described as Tract 2, both being described in a warranty deed from Carl Strange and Karen Riley to R. Strange LTD., as recorded in Instrument Number 201608163 of the Official Public Records of Upshur County, Texas, and being all of that certain called 226.75 acre tract of land described in a warranty deed from DRSLRS Carl Share Trust to R. Strange LTD., as recorded in Instrument Number 201608164 of the Official Public Records of Upshur County, Texas, said 403.480 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (found) at the easterly northeast corner of the above referenced 8.000 acre tract, and being located at an angle break in the east line of that certain called 1.873 acre tract of land referenced in a final decree of divorce to Florence Denton, as recorded in Instrument Number 201406622 of the Official Public Records of Upshur County, Texas, and being described in a warranty deed with vendor's lien as recorded in Instrument Number 200506806 of the Official Public Records of Upshur County, Texas, and being located at the southwest corner of that certain called 2.50 acre tract of land described in a special warranty deed to Karla Faviola Uribe, as recorded in Instrument Number 202401870 of the Official Public Records of Upshur County, Texas, and being located at the northwest corner of that certain called 10.0 acre tract of land described in a warranty deed with vendor's lien to Michael McFtridge, as recorded in Volume 57, Page 150 of the Official Public Records of Upshur County, Texas, and being located in the oil sand surface of Diana South Road, and being a northeast corner of the herein described tract, from which a 3/8" iron rod with cap marked "RPLS 4445 759 3048" bears South 88°57'01" West, a distance of 3.55 feet;

THENCE South 01°28'03" East, at a distance of 40.03 feet pass a 1/2" iron rod (found) in the east line of the above mentioned 8.000 acre tract, and being in the west line of the above mentioned 10.0 tract, and continue for a total distance of 623.63 feet to a 3/8" iron rod (found) at the southeast corner of said 8.000 acre tract, and being at the southwest corner of said 10.0 acre tract, and being at the northerly northeast corner of the above referenced 164.690 acre tract, and being at the northwest corner of that certain called 47.00 acre tract of land described in a warranty deed to Willim L. Dunlap and Maria E. Dunlap, as recorded in Volume 139, page 652 of the Official Public Records of Upshur County, Texas, and being an angle break in an east line of the herein described tract, from which a 1/2" iron rod (found) at the northeast corner of said 47.00 acre tract bears North 88°20'05" East, a distance of 697.13 feet;

THENCE South 02°08'14" East, for a distance of 2952.22 feet to a 1/2" iron bolt with 1" square top (found) at an interior ell corner of said 164.690 acre tract, and being at the southwest corner of the above referenced 47.00 acre tract, and being an interior ell corner of the herein described tract;

THENCE North 87°53'19" East, for a distance of 694.13 feet to a 1/2" iron rod (found) at the most easterly northeast corner of said 164.690 acre tract, and being at the southeast corner of the above mentioned 47.00 acre tract, and being located in the occupied west line of that certain residue of a called 129.5 acre tract of land described in a correction deed to Alvin Brown as recorded in Volume 226, page 105 of the Deed Records of Upshur County, Texas, and being the most easterly northeast corner of the herein described tract;

THENCE South 02°49'46" East, for a distance of 3177.82 feet, generally with a fence, along the west lines of the above mentioned 129.5 acre tract, and that certain called 90 acre tract of land described in a warranty deed with reservation of life estate to Jess Stephen Sides, as recorded in Instrument Number 201000634 of the Official Public Records of Upshur County, Texas to a point for corner at the southeast corner of said 164.690 acre tract, and being located in a north line of that certain called 1135.09 acre tract of land described in a warranty deed with vendor's lien to William E. Robertson and Susan D. Robertson, as recorded in Volume 160, Page 210 of the Official Public Records of Upshur County, Texas, and being the southeast corner of the herein described tract, from which a 1/2" iron pipe with elbow top (found) bears South 74°39'53" East, a distance of 84.15 feet, and from which a 1/2" iron rod with cap marked "J. Thomas RPLS 4811" (found) bears South 02°49'46" East, a distance of 16.06 feet;

THENCE North 74°39'53" West, for a distance of 388.85 feet to a 1" rebar rod (found) at the southerly southwest corner of said 164.690 acre tract, and being an interior ell corner in a north line of the above mentioned 1135.09 acre tract, and being the southerly southwest corner of the herein described tract, from which a 1/2" iron rod with cap marked "J. Thomas RPLS 4811" (found) bears North 64°52'12" West, a distance of 94.94 feet;

THENCE North 02°35'01" West, for a distance of 1782.56 feet to a 1" iron pipe (found) at an interior ell corner of said 164.690 acre tract, and being at a northeast corner of the above mentioned 1135.09 acre tract, and being an interior ell corner of the herein described tract, from which a 1/2" iron rod with cap marked "J. THOMAS RPLS 4811" (found) bears North 89°10'58" West, a distance of 90.95 feet;

THENCE South 87°58'39" West, for a distance of 1818.83 feet to a 1/2" iron rod (found) at the southwest corner of said 164.690 acre tract, and being located in the north line of the above mentioned 1135.09 acre tract, and being at the southeast corner of the above referenced 226.75 acre tract, and being an angle break in the south line of the herein described tract, from which a 1/2" iron rod (found) bears South 72°50'07" East, a distance of 12.25 feet;

THENCE South 88°02'29" West, at a distance of 2281.66 feet, pass a 1/2" iron rod with orange cap (found) "bent," and continue for a total distance of 3155.24 feet to a rusted 1" angle iron (found) at the southwest corner of the above mentioned 226.75 acre tract, and being at the northwest corner of that certain called 17.82 acre tract of land described in a warranty deed to Michael S. Smelley and Wendy Smelley as recorded in Instrument Number 201407172 of the Official Public Records of Upshur County, Texas, and being located at the northeast corner of that certain called 203.40 acre tract of land described in a warranty deed with vendor's lien to Michael S. Smelley and Wendy M. Smelley, as recorded in Instrument Number 201407175 of the Official Public Records of Upshur County, Texas, and being at the southeast corner of that certain called 229.78 acre tract of land described in a warranty deed with vendor's lien to Randy C. Shipp and Katy L. Shipp as recorded in Instrument Number 201000186 of the Official Public Records of Upshur County, Texas, and being the southwest corner of the herein described tract, from which a 3/8" iron rod (found) at the southwest corner of said 229.78 acre tract bears South 88°03'07" West, a distance of 3252.54 feet;

THENCE North 01°36'53" West, for a distance of 3139.19 feet, to a 1" iron pipe (found) at the northwest corner of said 226.75 acre tract, and being at the northeast corner of the above mentioned 229.78 acre tract, and being located in the south line of that certain called 30.65 acre tract of land described in a warranty deed with vendor's lien to Pauline Thomas as recorded in Volume 426, Page 653 of the Official Public Records of Upshur County, Texas, and being the westerly northwest corner of the herein described tract;

THENCE North 87°50'00" East, for a distance of 3143.64 feet to a 1" angle iron (found) at an angle break in the north line of said 226.75 acre tract, and being at the southeast corner of the above referenced 30.65 acre tract, and being an angle break in the north line of the herein described tract;

THENCE North 34°21'31" East, for a distance of 1355.98 feet, with the east lines of the above mentioned 30.65 acre tract, and that certain called 30.65 acre tract of land referenced in a judgement declaring heirship to Annie Wright as recorded in Instrument Number 201603547 of the Official Public Records of Upshur County, Texas, and being described in Volume 41, Page 797 of the Official Public Records of Upshur County Texas to a 3/8" iron rod (found) at the most northerly corner of said 226.75 acre tract, and being at the most northerly northwest corner of the above mentioned 164.690 acre tract, and being at the southwest corner of the above mentioned 8.000 acre tract, and being located at the northeast corner of the above mentioned 30.65 acre tract (201603547), and being located at the southeast corner of that certain called 7.815 acre tract of land described in a special warranty deed with encumbrance for owelty of partition to Kenneth Stephen Ramsey as recorded in Instrument Number 202305076 of the Official Public Records of Upshur County, Texas, and being an angle break in a northwest line of the herein described tract;

THENCE North 02°43'07" West, for a distance of 652.06 feet to a 1/2" iron rod (found) at the northerly northwest corner of said 8.000 acre tract, and being located in the east line of the above mentioned 7.815 acre tract, and being at the southwest corner of that certain called 1.8207 acre tract of land described in a special warranty deed with vendor's lien to Billy D. Alford and Viola J. Evans as recorded in Instrument Number 201705428 of the Official Public Records of Upshur County, Texas, and being the northerly northwest corner of the herein described tract;

THENCE North 86°54'48" East, for a distance of 161.76 feet to a 1/2" iron rod with cap marked "J. Thomas RPLS 4811" (found) at the northerly northeast corner of said 8.000 acre tract, and being located in the south line of the above referenced 1.8207 acre tract, and being at the northwest corner of the above mentioned 1.873 acre tract, and being the northerly northeast corner of the herein described tract;

THENCE South 01°44'44" East, for a distance of 241.62 feet to a 1/2" iron rod with cap marked "J. Thomas RPLS 4811" (found) at an interior ell corner of said 8.000 acre tract, and being at the southwest corner of the above mentioned 1.873 acre tract, and being an interior ell corner of the herein described tract;

THENCE North 89°16'04" East, for a distance of 217.42 feet to a 1/2" iron rod with yellow cap (found) at an interior ell corner of said 8.000 acre tract, and being at the southerly southeast corner of said 1.873 acre tract, and being an interior ell corner of the herein described tract;

THENCE North 00°45'00" West, for a distance of 135.08 feet to a 1/2" iron rod with cap marked "J. Thomas RPLS 4811" (found) at the southerly northwest corner of said 8.000 acre tract, and being at an interior ell corner of said 1.873 acre tract, and being the easterly northwest corner of the herein described tract

THENCE North 88°15'35" East, for a distance of 229.24 feet to a 1/2" iron rod with cap marked "J. Thomas RPLS 4811" (found) at an angle break in the north line of said 8.000 acre tract, and being at the easterly southeast corner of said 1.873 acre tract, and being an angle break in a north line of the herein described tract;

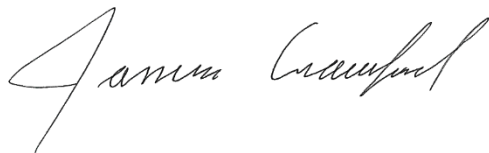
THENCE North 34°37'07" East, for a distance of 86.12 feet back to the place of beginning and containing 403.480 acres of land.

Bearings are based upon the Texas Coordinate System, North Central Zone, North American Datum of 1983 as determined by GPS observations.

See Plat of Survey prepared even date.

I, James Crawford, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the months of September, October and December, 2023, and January 2024.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of August, 2024.



James Crawford
Registered Professional
Land Surveyor No. 5984

