



## METES AND BOUNDS DESCRIPTION 7.324 ACRES

All that certain tract or parcel containing 7.324 acres of land in the **Jacob Johnson Survey, A-397, Shelby County, Texas**, being all of a tract which was called 7.321 acres, Second (Second Tract), conveyed from Loyce Watson, et al to Cathryn E. Hall, et al, by an instrument of record in Volume 961, Page 479, Shelby County Official Public Records (SCOPR), said 7.324 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2407-030, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

**BEGINNING** at a point (**N: 6,589,242.07, E: 3,423,102.10**) for southwest corner, being the southwest corner of said Second Tract and northwest corner of a tract which was called 7.333 acres conveyed from Fred D. Athey to Robert R. Martin, Sr., by an instrument of record in Clerks File #2009006944, SCOPR, lying in the east line of a tract which was called C.M. Epps, et ux to Calvin L. Epps, et ux (Epps Tract), by an instrument of record in Volume 537, Page 574, SCOPR and generally lying in the centerline of Snyder Camp Road;

**THENCE N35°23'09"W, 411.87 feet** along the common line of said Second Tract, said Epps Tract, a tract which was called 8.006 acres conveyed from Daniel L. McCain, et ux to Mike Moore, by an instrument of record in Clerks File #2017001129, SCOPR and Snyder Camp Road to a point (**N: 6,589,577.86, E: 3,422,863.59**) for northwest corner, being the northwest corner of said Second Tract and southwest corner of a tract which was called 7.321 acres conveyed from Loyce Watson to Michael D. Moore, et ux (Moore Tract), conveyed from Volume 961, Page 884, SCOPR;

**THENCE** departing Snyder Camp Road, **N48°18'48"E**, along the common line of said Second Tract and said Moore Tract, at 24.33 feet pass a 1/2" iron rod found (**N: 6,589,594.23, E: 3,422,881.59**) for reference and continuing along said common line, at 669.82 feet pass a 60D nail found (**N: 6,590,023.54, E: 3,423,363.62**) for reference and continuing for a distance in all of **804.49 feet** to a point (**N: 6,590,112.89, E: 3,423,464.38**) for northeast corner, being the northeast corner of said Second Tract and southeast corner of said Moore Tract, lying in the west line of Toledo Bend Reservoir;

**THENCE S43°53'24"E, 145.52 feet** along the common line of said Second Tract and Toledo Bend Reservoir to an angle point (**N: 6,590,008.02, E: 3,423,565.27**), being an angle point of said Second Tract

**THENCE S17°49'16"E, 207.08 feet** continuing along said common line to an angle point (**N: 6,589,810.87, E: 3,423,628.65**), being an angle point of said Second Tract;

**THENCE S17°04'45"W, 118.77 feet** continuing along said common line to an angle point (**N: 6,589,697.34, E: 3,423,593.76**), being an angle point of said Second Tract;

**THENCE S31°29'50"W, 90.35 feet** continuing along said common line to a 1/2" iron rod found (**N: 6,589,620.30, E: 3,423,546.56**) for an interior corner, being an interior corner of said Second Tract;

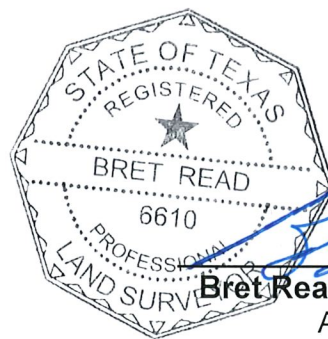


**THENCE S77°26'48"E, 28.40 feet** continuing along said common line to a 1/2" iron rod found (N: 6,589,614.13, E: 3,423,574.28) for southeast corner, being the southeast corner of said Second Tract and northeast corner of said 7.333 acre tract;

**THENCE S69°07'23"W, 262.77 feet** along the common line of said Second Tract and said 7.333 acre tract to a 1/2" iron rod found (N: 6,589,520.49, E: 3,423,328.76) for an interior corner, being an interior corner of said Second Tract and a northwest corner of said 7.333 acre tract;

**THENCE S34°11'42"E, 59.97 feet** continuing along said common line to a 1/2" iron pipe found (N: 6,589,470.89, E: 3,423,362.46) for a southeast corner, being a southeast corner of said Second Tract and an interior corner of said 7.333 acre tract;

**THENCE S48°41'22"W**, continuing along said common line, at 320.80 feet pass a 1/2" iron pipe found (N: 6,589,259.12, E: 3,423,121.49) for reference and continuing for a distance in all of **346.62 feet** to the **PLACE OF BEGINNING**, containing **7.324 acres** of land, more or less.



**Bret Read, RPLS 6610**  
August 07, 2024