

PROPERTY DESCRIPTION
157.24 ACRES

BEING A TRACT OF LAND LOCATED IN THE LEEMAN KELSEY SURVEY, ABSTRACT NO. 593 AND THE R. M. WYATT SURVEY, ABSTRACT NO. 1280, ELLIS COUNTY, TEXAS AND BEING ALL OF A CALLED 162.5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 1600516, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SURVEYED ON THE GROUND ON JULY 1, 2024 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

BEGINNING AT A 4" STEEL FENCE POST FOUND (N:6852918.51, E:2411605.60) IN THE WESTERLY LINE OF MILLER ROAD, FOR THE SOUTHEASTERLY CORNER OF SAID 162.5 ACRE TRACT AND BEING THE NORTHEASTERLY CORNER OF A CALLED 10.656 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2155091, O.P.R.E.C.T.;

THENCE, S 60°47'00" W, AT A DISTANCE OF 1.47 FEET, PASSING A 1-1/2" IRON PIPE FOUND, AT A DISTANCE OF 1045.21 FEET, PASSING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACHECO" FOUND FOR THE NORTHWESTERLY CORNER OF SAID 10.656 ACRE TRACT AND BEING THE NORTHEASTERLY CORNER OF A CALLED 16.915 ACRE "TRACT TWO" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2034604, O.P.R.E.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 2536.40 FEET TO A 4" STEEL FENCE POST FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 162.5 ACRE TRACT, AND ANGLE CORNER OF SAID 16.915 ACRE TRACT AND BEING A SOUTHERLY SOUTHEAST CORNER OF A CALLED 863.5296 ACRE "PARCEL A", AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2220050, O.P.R.E.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID 162.5 ACRE TRACT AND SAID 863.5296 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 28°48'46" W, A DISTANCE OF 2330.54 FEET TO AN 8" WOODEN FENCE POST FOUND FOR THE NORTHWESTERLY CORNER OF SAID 162.5 ACRE TRACT AND BEING AN ANGLE CORNER OF SAID 863.5296 ACRE TRACT;

N 59°31'43" E, A DISTANCE OF 3298.33 FEET TO A 4" STEEL FENCE POST IN THE WESTERLY LINE OF SAID MILLER ROAD, FOR THE NORTHEASTERLY CORNER OF SAID 162.5 ACRE TRACT;

THENCE, GENERALLY WITH A WIRE FENCE ALONG THE WESTERLY LINE OF SAID MILLER ROAD, THE FOLLOWING BEARINGS AND DISTANCES:

S 16°24'28" E, A DISTANCE OF 710.25 FEET TO A 4" STEEL FENCE POST FOUND;

S 04°26'13" E, A DISTANCE OF 1557.20 FEET TO A 4" STEEL FENCE POST FOUND;

S 35°29'23" E, A DISTANCE OF 298.09 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 157.24 ACRES OF LAND.** SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.