

## 7.006 Acre Tract

Being a 7.006 acre tract of land, more or less, in the M. G. White Survey, Abstract Number 492 in Hardin County, Texas, being out of that called 15.92 acre tract conveyed from Steven L. Scoville to Jerime Samuel Johnson in deed dated March 14, 2018 and recorded under Clerk's File Instrument Number 2018-83276 of the Official Public Records of Hardin County, Texas, with said 7.006 acre tract being described as follows, to wit:

BEGINNING at a ½ inch iron rod with a cap stamped "RPLS 5774" found for the southwest corner of this tract, same being and interior corner of said called 15.92 acre tract, said being the northwest corner of that called 0.245 acre tract conveyed to David Michael Holley as Tract 2 in deed recorded under Clerk's File Instrument Number 2019-99113 of the Official Public Records of Hardin County, Texas, and being an angle point in the east line of that called 5.91 acre tract out of said called 15.92 acre tract conveyed to David Michael Holley as Tract I in deed recorded under Clerk's File Instrument Number 2019-99113 of the Official Public Records of Hardin County, Texas;

THENCE North 00° 33' 58" West with the west line of this tract and the most northerly east line of said called 5.91 acre tract a distance of 804.40 feet (deed to said called 5.91 acre tract called N 00°33'41" W 804.73 feet) to a ½ inch iron rod with a cap stamped "RPLS 5774" found for the northwest corner of this tract, same being the northeast corner of said called 5.91 acre tract and being in the most northerly north line of said called 15.92 acre tract and in the north line of said M.G. White Survey and in the south line of that tract conveyed to Harvey Earl Taylor and Lona Dee Taylor as Tract II in deed recorded in Volume 1185, Page 34 of the Official Public Records of Hardin County, Texas and in the south line of the Jane Taylor Survey, Abstract Number 471 in Hardin County, Texas;

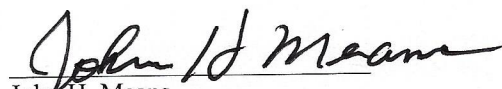
THENCE South 89° 50' 55" East (deed called S 89°50'08" E) with the north line of this tract and most northerly north line of said called 15.92 acre tract and south line of said Taylor tract and said Jane Taylor Survey, at 179.73 feet the southeast corner of said Taylor tract and said Jane Taylor Survey and the southwest corner of a called 14.062 acre conveyed to Taylor as Tract I in said reference deed and being an exterior corner of the B.B.B. & C. R.R. Survey, Section Number 159, Abstract Number 102 in Hardin County, Texas, continuing with the north line of said M. G. White Survey and the most southerly south line of said called 14.062 acre tract and exterior corner of said Abstract Number 102 a total distance of 379.59 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract, same being the northwest corner of a 3.000 acre tract out of said called 15.92 acre tract;

THENCE South 00° 33' 58" East with the east line of this tract and west line of said 3.000 acre tract a distance of 803.68 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the southeast corner of this tract and the southwest corner of said 3.000 acre tract, being in the most easterly south line of said called 15.92 acre tract and in the north line of said called 0.245 acre tract;

THENCE North 89° 57' 30" West (Basis of Bearings-deed called N 89°57'30" W) with the south line of this tract and the most easterly south line of said called 15.92 acre tract and the north line of said called 0.245 acre tract a distance of 379.58 feet to the place of BEGINNING.

Said tract of land herein described contains 7.006 acres of land, more or less. Survey on November 1, 2021.

The bearings stated in the description above are based on the most easterly south line of said called 15.92 acre tract as having a course of North 89° 57' 30" West, as stated in referenced deed to said called 15.92 acre tract.

  
John H. Means  
P.L.S. No. 4221  
Surveying Firm Number 10022300  
Prepared by  
Skinner Engineering Services Company  
Engineering Firm Number F-2120

