

## **47.957 ACRE TRACT**

**LEGAL DESCRIPTION:** Being 47.957 acres of land out of the H. B. Kelly Survey, Abstract No. 456 in Van Zant County, Texas and being a portion of that certain 40.00 & 90.24 acre tracts described in Doc. #2026-3407 of the Official Records of said Van Zant County, Texas; Said 47.957 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in June 2026:

**BEGINNING** at a calculated point in the bed line of County Road 3815 and the west line of that certain 656.08 acre tract described in Doc. #2017-4264 of said Official Public Records for the southeast corner of the Del Boca Vista Addition recorded in Slide 301A of the Plat Records of said Van Zant County, Texas, the northeast corner of said 40.00 acre tract and the northeast corner hereof and from which a ½" iron rod at a fence corner post found bears South 89°31'45" West a distance of 29.74 feet;

**THENCE** generally along the bed line of said County Road 3815, the following courses:

1. South 04°33'56" East a distance of 57.51 feet along the common line of said 656.08 acre tract and said 40.00 acre tract to a calculated point for the southwest corner of said 656.08 acre tract and the northwest corner of that certain 7.34 acre tract described in Doc. #2026-1413 of said Official Public Records and from which a 1" iron pipe found bears North 88°06'30" East a distance of 27.84 feet;
2. South 06°16'37" East a distance of 266.42 feet along the common line of said 7.34 acre tract and said 40.00 acre tract to a 1/2" iron rod with cap found for the southwest corner of said 7.34 acre tract and the northwest corner of that certain 3.00 acre tract described in Volume 1862, Page 134 of said Official Public Records;
3. South 04°26'13" East a distance of 270.55 feet along the common line of said 3.00 acre tract and said 40.00 acre tract to a 60d nail with washer found for the southwest corner of said 3.00 acre tract and the northwest corner of that certain 10.790 acre tract described in Doc. #2024-3339 of said Official Public Records;
4. South 04°31'56" East a distance of 31.71 feet along the common line of said 3.00 acre tract and said 40.00 acre tract to a 60d nail with washer found for the southeast corner of said 40.00 acre tract and the northeast corner of said 90.24 acre tract and from which a ½" iron rod with cap found bears South 89°24'44" West a distance of 27.59 feet;
5. South 04°23'19" East a distance of 107.82 feet along the common line of said 3.00 acre tract and said 90.24 acre tract to a calculated point for the northeast corner of an 82.241 acre tract surveyed this same day by Cross Texas Land Services Inc and the southeast corner hereof and from which a 1/2" iron rod with cap set bears South 87°13'32" West a distance of 29.58 feet;

**THENCE** crossing said 90.24 acre tract and along the north line of said 82.41 acre tract, the following courses:

1. South 87°13'32" West a distance of 1358.57 feet to a 1/2" iron rod with cap set;
2. South 76°18'57" West a distance of 334.71 feet to a 1/2" iron rod with cap set in north-south fence;
3. North 06°34'16" West a distance of 69.64 feet continue along a fence to a 12" pine fence corner post found;
4. North 78°20'38" West a distance of 31.19 feet to a 1/2" iron rod with cap at a fence corner post set;
5. North 03°33'38" East a distance of 46.66 feet to a 1/2" iron rod with cap at a fence corner post set;
6. North 40°38'10" West a distance of 30.49 feet to a 1/2" iron rod with cap at a fence corner post set;
7. North 88°50'35" West a distance of 1084.44 feet to a calculated point in the common line of that certain 160 acre tract described in Volume 1060, Page 673 of said Official Public Records and said 90.24 acre tract for the northwest corner of said 82.41 acre tract and the southwest corner hereof and from which a 5" cedar fence corner post found bears North 88°50'35" West a distance of 2.58 feet;

THENCE along the east line of said 160 acre tract, the following courses:

1. North 02°31'44" West a distance of 67.90 feet along the west line of said 90.24 acre tract to a 1/2" iron rod with cap found for the northwest corner of said 90.24 acre tract and the southwest corner of said 40.00 acre tract;
2. North 02°24'07" West a distance of 618.68 feet along the west line of said 40.00 acre tract to a 1" iron pipe at a fence corner post found in the south line of said Addition for the northeast corner of said 160 acre tract, the northwest corner of said 40.00 acre tract and the northwest corner hereof;

THENCE along the common line of said Addition and said 40.00 acre tract, the following courses:

1. North 89°32'11" East a distance of 778.25 feet to a 1/2" iron rod with cap found and from which a railroad tie fence corner post found bears North 04°37'55" West a distance of 4.37 feet;
2. North 89°31'35" East a distance of 2007.25 feet to the **POINT OF BEGINNING** containing 47.957 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas North Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS"