



METES AND BOUNDS DESCRIPTION
UPSHUR COUNTY CLERK FILE NO. 202201925
OFFICIAL PUBLIC RECORDS
UPSHUR COUNTY, TEXAS
27.023 ACRES

27.023 acres of land situated in the Isaac Hix Survey, A-203, the same being all of a called 26.601 acres conveyed to MMVM Enterprises LLC by an instrument recorded in Upshur County Clerk File No. 202201925, UCCF#), Official Public Records, (OPR), Upshur County, Texas, lying east of US Highway 271 North, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at a 10" wooden post for the southwest corner of this described tract, the same being the northwest corner of the North residue of a called 44.63 acres conveyed to Melanie Phillips Taylor by an instrument recorded in Vol. 84, Pg. 564, Official Records of Upshur County (ORUC), the same being in the east right of way of US Highway 271 North, a TXDOT concrete highway marker found bears S 10°20'20" E, 225.87';

THENCE N 10°20'20" W, 27.00' to a TXDOT concrete highway marker found in the east right of way of US Highway 271 North;

THENCE N 1°28'15" W, 548.91' (*called 547.50'*) along an existing wire fence to a TXDOT concrete highway marker found in the east right of way of US Highway 271 North;

THENCE N 7°11'15" W, 148.31' (*called 147.00'*) to a 1/2" iron rod with a yellow "Southern Survey" cap set in the east right of way of US Highway 271 North for the northwest corner of this described tract, the same being the southwest corner of the residue of a called 9.2 acres conveyed to Bishop Family Trust by an instrument recorded in Vol 165, Pg 217, ORUC, a TXDOT concrete highway marker bears N 7°11'15" W, 52.69', and a 3" metal fence post found bears N 87°18'23" E, 1.73';

THENCE N 87°18'23" E, 418.18' along an existing wire fence to an 8" wood fence post found, the same being the southeast corner of said Bishop 9.2 acres Residue tract, the same being in the west boundary line of the Residue of a called 110 acres conveyed to the Bishop Family Trust by an instrument recorded in Vol. 165, Pg. 214, ORUC;

THENCE S 3°43'47" E, 457.06' (*called 464.00'*) along an existing wire fence to an 8" wood fence post found, the same being the southwest corner of said Bishop 110 acres Residue tract;

THENCE N 87°51'22" E, 2551.13' (*called 2555.38'*) along an existing wire fence to a 1/2" iron rod with a yellow "Southern Survey" cap set for the northeast corner of this described tract, the same being in the south boundary line of said Bishop 110 acres Residue tract, the same being the northwest corner of a called 33 acres "Second Tract" conveyed to Bishop Family Trust by an instrument recorded in Vol. 165, Pg. 211, ORUC, a x-tie fence post found bears S 6°01'19" E, 15.79';



THENCE S 2°18'31" E, 336.10' along an existing wire fence to a 5/8" iron rod found, the same being in the west boundary line of said Bishop "Second Tract", the same being the northeast corner of said Taylor North residue tract;

THENCE S 87°34'41" W, 2555.72' to a 5/8" iron rod found, the same being an interior corner of said Taylor North residue tract;

THENCE N 01°33'01" W, 75.92' along an existing wire fence to a 5/8" iron rod found, the same being an exterior corner of said Taylor North residue tract;

THENCE S 88°08'55" W, 417.56' along an existing wire fence to the **PLACE OF BEGINNING** and containing 27.023 acres of land.

All bearings recited herein are based on GNSS observations using State Plane Coordinate System NAD83(2011), Texas North Central Zone 4202. All distances herein are in US Survey Feet and on the surface. This description and corresponding plat were prepared from a survey made on the ground under my supervision.

8/10/2022

Casey Doyle Cockrell
Registered Professional Land Surveyor
Texas Registration No. 6147

Date

