

9.662 Acre Tract

Being a 9.662 acre tract of land, more or less, in the Elijah Hunter League, Abstract Number 29 in Hardin County, Texas, being that same land conveyed from Troy Anthony Moulder, Randall Ashley Moulder and Leisa Antoinette McCollum to Nelda Janice Moulder as Tract 2, a called 4.717 acre tract out of a called 9.94 acre tract and Tract 4, the west half of said called 9.94 acre tract, in deed dated February 20, 2018 and recorded under Clerk's File Instrument Number 2018-86026 of the Official Public Records of Hardin County, Texas, with said 9.662 acre tract being described as follows, to wit:

BEGINNING at a 1 inch iron pipe found for the northwest corner of this tract, same being the northwest corner of said Tract 4 and being the northeast corner of the remainder of that called 5 acre tract conveyed to Lisa Yelliot and Jackie R. Yelliot in deed recorded in Volume 1351, Page 337 of the Official Public Records of Hardin County, Texas, a southeast corner of that tract conveyed to Crown Pine Timber 3, L.P. as tract HAR-272 in deed recorded in Volume 1651, Page 1 of the Official Public Records of Hardin County, Texas and being the southwest corner of that called 5.493 acre tract conveyed to Thompson Lake RV Park in deed recorded under Clerk's File Instrument Number 2016-70419 of the Official Public records of Hardin County, Texas;

THENCE North $89^{\circ} 56' 20''$ East (Basis of Bearings- deed called in deed to Thompson Lake RV Park- deed to Moulder called $S 89^{\circ} 43' 14''$ E) with the north line of this tract and the south line of said called 5.493 acre tract and south line of a called 24.507 acre tract conveyed to Thompson Lake RV Park in referenced deed a distance of 376.67 feet to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract, same being the northeast corner of said Tract 2 and being an angle point in the south line of said called 24.507 acre tract and being the northwest corner of that called 10 acre tract conveyed to Alma L. Potts and V. N. Potts in deed recorded in Volume 302, Page 238 of the Deed Records of Hardin County, Texas;

THENCE South $00^{\circ} 39' 32''$ East with the most easterly east line of this tract and said Tract 2 and west line of said called 10 acre tract a distance of 969.40 feet (deed called $S 00^{\circ} 27' 25''$ E 969.06 feet) to a $\frac{1}{2}$ inch iron rod found for the most northerly southeast corner of this tract and said Tract 2 and being the northeast corner of that called 0.20 acre tract conveyed to William Gore in deed recorded under Clerk's File Instrument Number 2011-21949 of the Official Public Records of Hardin County, Texas;

THENCE South $89^{\circ} 31' 42''$ West with the most northerly south line of this tract and said Tract 2 and north line of said called 0.20 acre tract a distance of 60.00 feet (deed called $S 89^{\circ} 17' 17''$ W 60.00 feet) to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for an interior corner of this tract and said Tract 2 and the northwest corner of said called 0.20 acre tract;

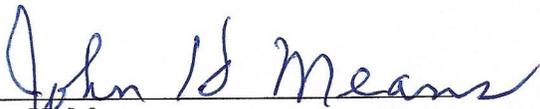
THENCE South $00^{\circ} 21' 19''$ East with the most westerly east line of this tract and said Tract 2 and the west line of said called 0.20 acre tract a distance of 150.00 feet (deed called $S 00^{\circ} 27' 25''$ E 150.00 feet) to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the most southerly southeast corner of this tract and said called Tract 2 and the southwest corner of said called 0.20 acre tract, being in the north right of way line of U. S. Business Highway 96, known as Old Evadale Road;

THENCE South 88° 59' 55" West (deed called S 89°17'17" W)with the most southerly south line of this tract and said Tract 2 and south line of said Tract 4 and being the north right of way line of U. S. Business Highway 96, known as Old Evadale Highway a distance of 328.89 feet to a 1 inch iron pipe found for the southwest corner of this tract and said Tract 4 and being the southeast corner of that called 0.993 acre tract conveyed to Charles Ray Mitchell in deed recorded in Volume 1053, Page 898 of the Official Public Records of Hardin County, Texas;

THENCE North 00° 00' 17" East with the west line of this tract and said Tract 4 and the east line of said 0.993 acre tract, at 235.40 feet the northeast corner of said called 0.993 acre tract and the southeast corner of the remainder of said called 5 acre tract, continuing with the west line of this tract and said Tract 4 and east line of remainder of said called 5 acre tract a total distance of 1125.18 feet to the place of BEGINNING.

Said tract of land herein described contains 9.662 acres of land, more or less. Surveyed on April 22, 2021.

The bearings in the description above are based on the most westerly south line of that land conveyed to Thompson Lake RV Park in deed recorded under Clerk's File Instrument Number 2016-70419 of the Official Public records of Hardin County, Texas.



John H. Means

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Prepared by

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Engineering Firm No. F-2120

