

METES AND BOUNDS DESCRIPTION

12.877 ACRES

All that certain tract or parcel containing 12.877 acres of land in the T. Allen Survey, A-7, Gregg County, Texas, being a portion of a tract which was called 17.023 acres conveyed from Conocophillips Company to Randall Everett Yauch, Jr., et ux by an instrument of record in Clerks File #202200159, Gregg County Official Public Records (GCOPR), said 12.877 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for a southeast corner, being the northeast corner of a tract which was called 4.3582 acres conveyed from Randall Everett Yauch, Jr., et ux to Casey's Marketing Company by an instrument of record in Clerks File #202507932, GCOPR, lying in the east line of said 17.023 acre tract and the west line of United States Highway 271 also known as North Main Street, from which a TXDOT Type I Concrete Monument found for reference Bears: S36°00'46"W, 69.77 feet;

THENCE departing North Main Street, N53°55'55"W, 389.29 feet crossing said 17.023 acre tract along the north line of said 4.3582 acre tract to a 1/2" iron rod found for an interior corner, being the northwest corner of said 4.3582 acre tract;

THENCE S36°03'23"W, 596.39 feet continuing across said 17.023 acre tract and along the west line of said 4.3582 acre tract to a 1/2" iron rod found for a southeast corner, being the southwest corner of said 4.3582 acre tract, the northwest corner of a tract which was called 0.7729 acre conveyed from Harold Glenn Simmons to Casey's Marketing Company by an instrument of record in Clerks File #202507935, GCOPR, and a northeast corner of a tract owned by Gladewater County Line ISD (GCLISD Tract), lying in the south line of said 17.023 acre tract;

THENCE S89°45'16"W, 59.04 feet along the common line of said 17.023 acre tract and said GCLISD Tract to a 4" metal fence corner post found for southwest corner, being the southwest corner of said 17.023 acre tract and the southeast corner of a tract which was called 14.11 acres conveyed from General American Oil Company of Texas to Gladewater County Line ISD by an instrument of record in Volume 645, Page 92, Gregg County Official Records (GCOR);

THENCE N01°21'44"W, 864.30 feet along the common line of said 17.023 acre tract and said 14.11 acre tract to a 4" metal fence corner post found for northwest corner, being the northwest corner of said 17.023 acre tract and the northeast corner of said 14.11 acre tract, lying in the south line of a tract which was called 7.417 acres conveyed from Jack Borden Watson, Jr. to Monarch Built Homes, LLC by an instrument of record in Clerks File #202317946, GCOPR;

THENCE N87°54'08"E, 1,011.88 feet along the common line of said 17.023 acre tract and said 7.417 acre tract to a 4" metal fence corner post found for northeast corner, being the northeast corner of said 17.023 acre tract and the northwest corner of a tract which was called 0.373 acre conveyed from Albert Maurice Reagan to Mary Marie Reagan by an instrument of record in Volume 1661, Page 233, GCOR;

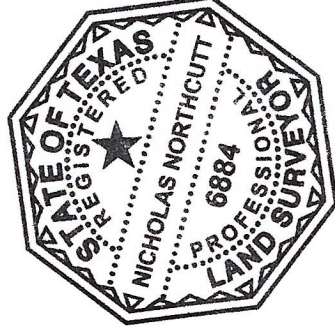
NW

THENCE S28°35'28"W, 84.91 feet along the common line of said 17.023 acre tract and said 0.373 acre tract to a 3" metal fence corner post found for angle point, being the southwest corner of said 0.373 acre tract and the northwest corner of a tract which was called 0.467 acre conveyed from Juan Estrada to Adelia Saehz by an instrument of record in Clerks File #201803350, GCOPR;

THENCE S29°04'29"W, 110.98 feet along the common line of said 17.023 acre tract and said 0.467 acre tract to a 4" metal fence corner post found for interior corner, being an interior corner of said 17.023 acre tract and the southwest corner of said 0.467 acre tract;

THENCE S62°36'32"E, 155.65 feet continuing along said common line to a 3/4" iron pipe found for a northeast corner, being a northeast corner of said 17.023 acre tract and the southeast corner of said 0.467 acre tract, lying in the north line of North Main Street;

THENCE S37°24'35"W, 509.55 feet along the common line of said 17.023 acre tract and North Main Street to the PLACE OF BEGINNING, containing 12.877 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.



Northcutt Land Surveying
TBPELS 10194706
8725 FM 1972
Gilmer, Texas 75645
Job No. 1675-001
Date: July 17, 2025

Nicholas Northcutt
Professional Land Surveyor
Texas Registration No. 6884