**23.79 ac Listing Metes and Bounds**

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped “Naismith Eng.” found in Lot 7, for a re-entry corner in the east line of a called 57.87 acre tract as described in a General Warranty Deed from John C. Simons, et al, to Gregory-Portland Independent School District, dated February 5, 2016 and recorded in Doc. No. 654026 of the Official Public Records of San Patricio County, Texas, and for the northwest corner of this lot, from which the northeast corner of Lot 7 and the northwest corner of Lot 8 bears N 00° 39’ 29” E – 80.00 feet and S 89° 17’ 46” E – 20.00 feet.

**THENCE:** S 89° 17’ 46” E – 975.20 feet, with the northern most south line of said 57.87 acre tract, also being 80.00 feet south of a parallel to the north lines of said Lots 7 and 8, 5/8 inch iron rod with plastic cap stamped “LJA” found in the west line of Stark Road (80’ ROW), for the northwest corner of a 40’ strip as described in a Special Warranty Deed from John Charles Simons III 1995 Trust, et al, dated May 16, 2022 and recorded in Doc. No. 722892 of the Official Public Records of San Patricio County, Texas, for the northeast corner of this tract, from which a PK nail with washer found in the current centerline of Stark Road, for the northeast corner of Lot 8 bears S 89° 17’ 46” E – 60.18 feet and N 05° 11’ 06” E – 80.20 feet.

**THENCE:** S 05° 11’ 06” W – 1117.67 feet, with the west line of said 40’ strip to a 3/4 inch iron pipe set in the south line of said Lot 8, for the southwest corner of said 40’ strip and the southeast corner of this tract, from which a PK nail with washer found in the current centerline of Stark Road, for the southeast corner of Lot 8 bears S 89° 17’ 46” E – 60.18 feet.

**THENCE:** N 89° 56’ 12” W – 595.74 feet, with the south line of said Lot 8, to a TxDOT type 2 monument found for an angle point in the south line of this tract.

**THENCE:** with a non-tangent curve to the left, with a radius of 2300.00 feet, an arc length of 294.02, a delta angle of 07° 19’ 28” and a chord bearing and distance of N 81° 47’ 20” W – 293.82 feet to a TxDOT type 2 monument found in the lower east line of said 57.87 acre tract, for the southeast corner of this tract, from which a drill hole found for the southeast corner of Lot 7 and the southwest corner of Lot 8 bears S 00° 39’ 29” W – 41.64 feet and S 89° 56’ 12” E – 20.00 feet.

**THENCE:** N 00° 39’ 29” E – 1082.52 feet, with the lower east line of said 57.87 acre tract, to the **POINT OF BEGINNING** containing **23.76**acres of land.