



QUIN

Land Surveying, Inc.

LEGAL DESCRIPTION

**FRIEND MCMAHON SURVEY
ABSTRACT NO. 284**

NEWTON COUNTY, TEXAS

5.075 ACRES

BEING a 5.075 acre tract of land out of the Friend McMahon Survey, Abstract No. 284, Newton County, Texas and being all of the called 5.078 acre tract of land as described in General Warranty Deed dated February 4, 2019, from Chaunda Vaughan Wilson aka Chaunda Vaughan Hall to Frontland Properties LLC as recorded in Volume 713, Page 919 of the Official Public Records of Newton County, Texas, the said 5.075 acre tract of land being more particularly described as follows:

BEGINNING at a 1-1/4" iron pipe found in the easterly margin of County Road 1039 for the northwesterly corner of the above referenced 5.078 acre tract of land, from which iron pipe a 1/2" iron rod with "MSS" cap found at or near the interior corner of a former Shankle 11.48 acre tract of land (Tract 4, Volume 394, Page 620 DRNC) bears N 26°03'32" W, a distance of 82.76 feet;

THENCE N 63°15'00" E, with the northwesterly line of the above referenced 5.078 acre tract of land, at 296.45 feet pass a 1-1/4" iron pipe found near the westerly margin of Clear Creek and continuing same course for a total distance of **340.83 feet** to a point in said creek for the north corner of said 5.078 acre tract of land;

THENCE S 26°41'42" E, with the northeasterly line of the above referenced 5.078 acre tract of land and traversing with a northeasterly line of the above mentioned Shankle 11.48 acre tract of land, a distance of **699.38 feet** to a 1-1/4" iron pipe found for the east corner of said 5.078 acre tract of land;

THENCE S 64°18'43" W, with the southeasterly line of the above referenced 5.078 acre tract of land, at 236.46 feet pass a 1-1/4" iron pipe found in line and continuing same course for a total distance of **280.09 feet** to a galvanized boat spike set in a wing ditch to County Road 1039 for the south corner of said 5.078 acre tract of land;

THENCE with the westerly bounds of the above referenced 5.078 acre tract of land and traversing with the easterly margin of County Road 1039 as follows:

- 1) **N 26°34'13" W**, a distance of **62.23 feet**;
- 2) **N 30°11'19" W**, a distance of **77.74 feet**;
- 3) **N 34°06'16" W**, a distance of **72.45 feet**;
- 4) **N 41°38'29" W**, a distance of **80.68 feet**;
- 5) **N 39°40'24" W**, a distance of **59.69 feet**;
- 6) **N 34°40'13" W**, a distance of **100.04 feet**;
- 7) **N 27°54'37" W**, a distance of **46.30 feet**;
- 8) **N 26°03'32" W**, a distance of **201.01 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **5.075 acres of land**.

NOTE: The bearings cited herein are oriented to the northwest line of the above referenced 5.078 acre tract of land.

E. Lequin Hilderbrand, RPLS No. 4922
(For Quin Land Surveying, Firm No. 10131000)
Surveyed April 17, 2020

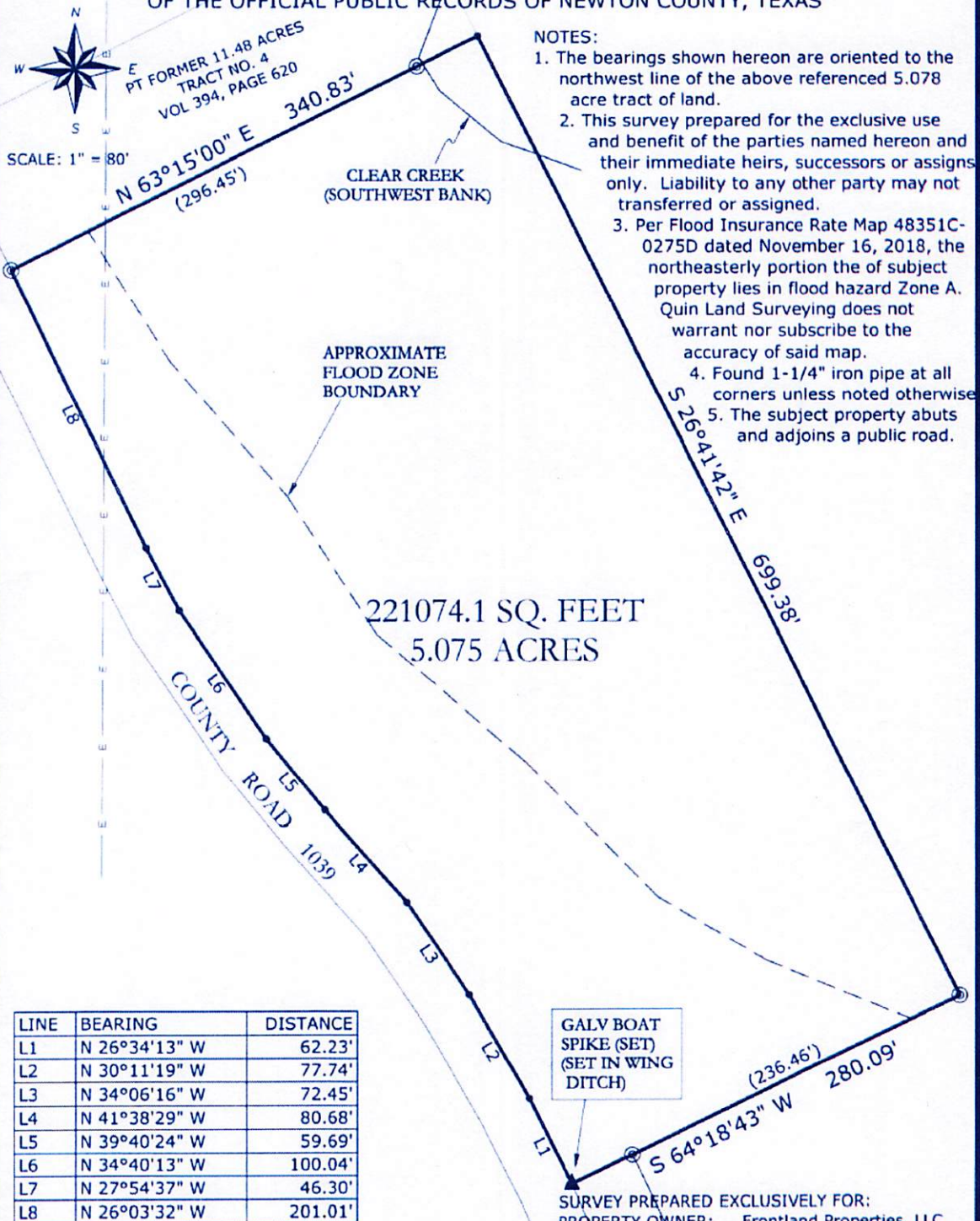


145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122

E-Mail: quinsurveying@nwcable.net
Website: quinsurveying.com

SURVEY PLAT SHOWING

A 5.075 ACRE TRACT OF LAND OUT OF THE FRIEND MCMAHON SURVEY, ABSTRACT NO. 284,
NEWTON COUNTY, TEXAS AND BEING ALL OF THE CALLED 5.078 ACRE TRACT OF LAND AS
DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 713, PAGE 919
OF THE OFFICIAL PUBLIC RECORDS OF NEWTON COUNTY, TEXAS



I, E. Lequin Hilderbrand, a Texas Registered Professional Land Surveyor, do hereby certify that this plat accurately represents a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge.

E. Lequin Hilderbrand
E. Lequin Hilderbrand RPLS No. 4922
Surveyed April 17, 2020
NC 284 - Frontland (Frontland) - 5.075 Acres FB 536



SURVEY PREPARED EXCLUSIVELY FOR:
PROPERTY OWNER: Frontland Properties, LLC
PROPERTY LOCATION: COUNTY ROAD 1039 OFF OF
COUNTY ROAD 1037
Burkeville, Texas 75932
Use of this survey by any other person is strictly prohibited.

QUIN

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Firm No. 10131000
145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122

E-Mail: quinsurveying@nwcable.net

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