

LEGAL DESCRIPTION**JACOB DEASON SURVEY
ABSTRACT NO. 214****R.D. GANT SURVEY
ABSTRACT NO. 750****TYLER COUNTY, TEXAS****3.0000 ACRES**

BEING a 3.0000 acre tract of land out of the Jacob Deason Survey, Abstract No. 214 and the R.D. Gant Survey, Abstract No. 750, Tyler County, Texas and being a part of the 111.635 acre tract of land as described in Warranty Deed With Vendor's Lien dated March 26, 2014, from Greiner Management, LLC to 1103 Center, Inc as recorded in Volume 1096, Page 405 of the Official Public Records of Tyler County, Texas, the said 3.0000 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "QUIN" cap set inside the above referenced 111.635 acre tract of land for the northwesterly corner of the herein described 3.0000 acre tract of land, from which iron rod a concrete monument marked "G&BN-KIRBY-8-616" found at the west most interior corner of said 111.635 acre tract of land bears S 84°32'00" W, a distance of 400.92 feet;

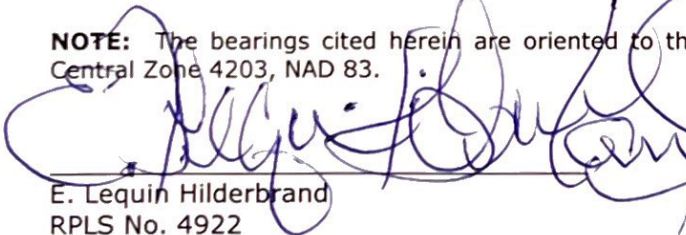
THENCE N 89°43'19" E, severing the above referenced 111.635 acre tract of land, a distance of **385.48 feet** to a 1/2" iron rod with "QUIN" cap set for the northeasterly corner of the herein described 3.0000 acre tract of land;

THENCE S 00°16'41" E, still severing the above referenced 111.635 acre tract of land, a distance of **339.01 feet** to a 1/2" iron rod with "QUIN" cap set for the southeasterly corner of the herein described 3.0000 acre tract of land;

THENCE S 89°43'19" W, still severing the above referenced 111.635 acre tract of land, a distance of **385.48 feet** to a 1/2" iron rod with "QUIN" cap set for the southwesterly corner of the herein described 3.0000 acre tract of land;

THENCE N 00°16'41" W, still severing the above referenced 111.635 acre tract of land, a distance of **339.01 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **3.0000 acres of land**.

NOTE: The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone 4203, NAD 83.



E. Lequin Hilderbrand
RPLS No. 4922
For Quin Land Surveying
Firm No. 10131000
Surveyed May 17, 2022

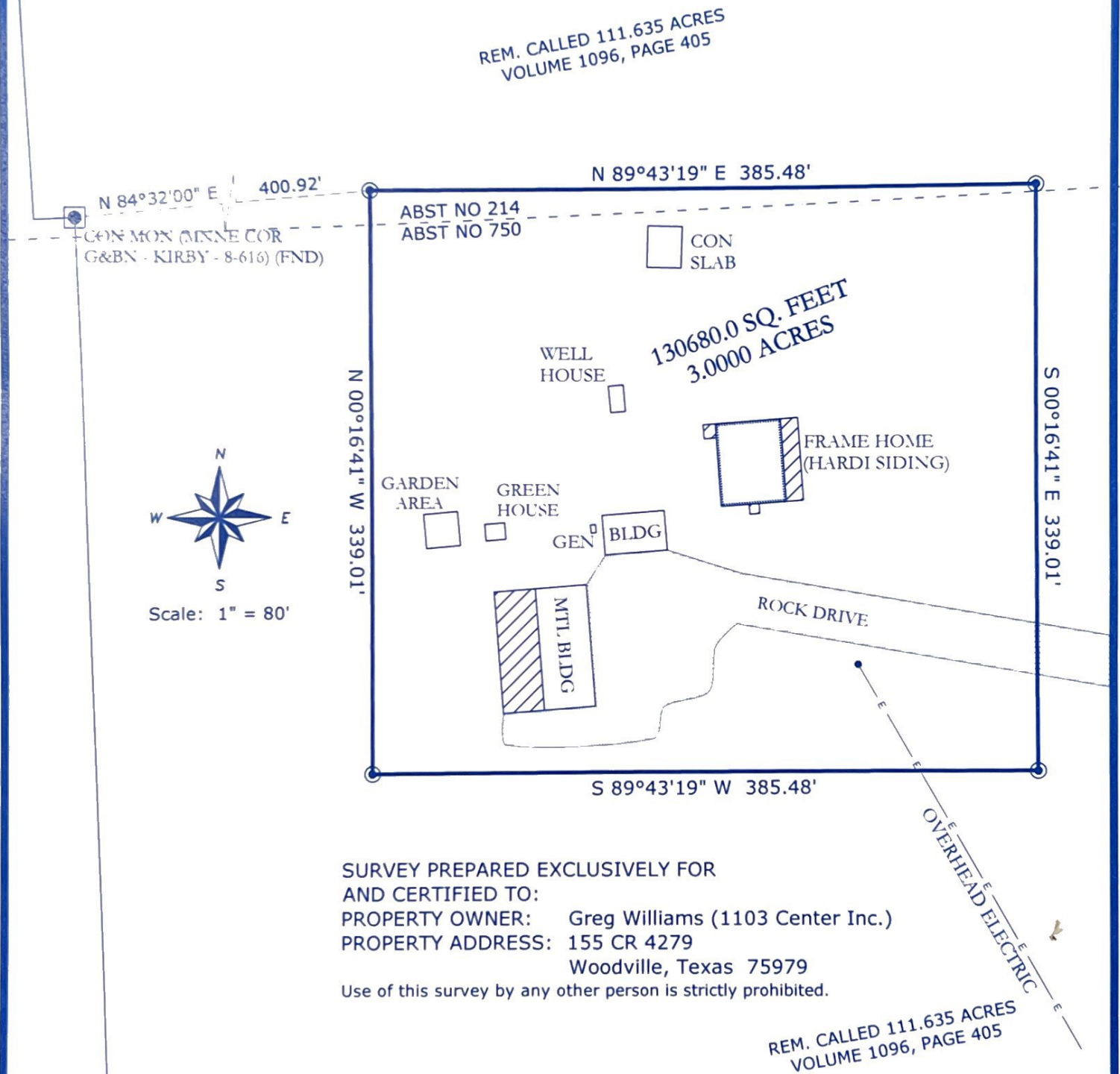


SURVEY PLAT SHOWING

A 3.000 ACRE TRACT OF LAND OUT OF THE JACOB DEASON SURVEY, ABSTRACT NO. 214, AND THE R.D. GANT SURVEY, ABSTRACT NO. 750, TYLER COUNTY, TEXAS AND BEING A PART OF A CALLED 111.635 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1096, PAGE 405 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS

NOTES:

1. Set 1/2" iron rod with "QUIN" cap at all corners unless noted otherwise.
2. The bearings shown hereon are oriented to the Texas State Plane Coordinate System, Texas Central Zone 4203, NAD 83.
3. This survey prepared exclusively for the use and benefit of the parties named hereon. Liability to any other party may not be transferred or assigned.
4. The subject property does not abut nor adjoin a public road. Access to County Road 4279 is by way of private drive/road across property owners adjoining 111.635 acre tract of land.



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. This document is null and void without original or electronic signature and seal.

E. Lequin Hilderbrand
Surveyed May 17, 2022
TC 214 (750) - Williams (Williams) - Part 111.635 Acres (Homestead)

RPLS No. 4922



QUIN

Land Surveying

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