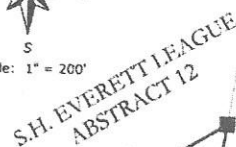
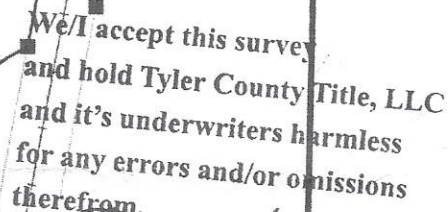


A 52.187 ACRE TRACT OF LAND OUT OF THE HENRY COCHRAN LEAGUE,
ABSTRACT NO. 726, JASPER COUNTY, TEXAS AND BEING ALL OF THE CALLED
39.85 ACRE TRACT OF LAND DESCRIBED IN VOLUME 209, PAGE 303 OF THE
DEED RECORDS OF JASPER COUNTY, TEXAS AND ALSO BEING ALL OF THE CALLED
12.33 ACRE TRACT OF LAND DESCRIBED IN VOLUME 891, PAGE 915 OF THE
OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS



1. The bearings shown hereon are oriented to the most easterly segment of the northwest line of the above referenced 39.85 acre tract of land.
2. Found concrete monument at all corners unless noted otherwise.
3. The subject properties abuts and adjoins a public road.
4. This survey is prepared for the exclusive use and benefit of the parties named hereon. Liability to any other party may not be transferred or assigned.
5. Per Flood Insurance Rate Map 48241C0450D dated December 17, 2010, the subject property does not lie within any special flood hazard zone. Quin Land Surveying does not warrant nor subscribe to the accuracy of said map.



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LEGAL DESCRIPTION

HENRY COCHRAN LEAGUE
ABSTRACT NO. 726

JASPER COUNTY, TEXAS

52.187 ACRES

BEING a 52.187 acre tract of land out of the Henry Cochran League, Abstract No. 726, Jasper County, Texas and being all of the called 39.85 acre tract of land as described in General Warranty Deed dated July 7, 1969, from Albert A. West and wife Vadie West, to The Veteran's Land Board and recorded in Volume 209, Page 303 of the Deed Records of Jasper County, Texas and also being all of the called 12.33 acre tract of land described as TRACT TWO in General Warranty Gift Deed dated July 29, 2010, from Harold West and Dixie Lou West to Debbie Walker, Jime West and Kay KcKinley as recorded in Volume 891, Page 915 of the Official Public Records of Jasper County, Texas, the 52.187 acre tract of land being more particularly described as follows:

BEGINNING at a concrete monument stamped "J-1326" found at the west corner of the above referenced 39.85 acre tract of land, same being the west corner of the said Henry Cochran League;

THENCE N 60°11'00" E, with a portion of the northwest line of the above referenced 39.85 acre tract of land and traversing with a portion of the northwest line of the Henry Cochran League, also traversing with an old down fence, a distance of **1328.65 feet** to a concrete monument stamped "J-1325 SEC D. MORGAN" found at the east corner of the D. Morgan Survey, Abstract 383 and the most southerly south corner of the S.H. Everett League, Abstract 12 and from which concrete monument a Kirby concrete monument found for referenced bears N 74°33' W, a distance of 0.50 feet;

THENCE N 60°10'00" E, continuing with a portion of the northwest line of the above referenced 39.85 acre tract of land and still traversing with a portion of the northwest line of the Henry Cochran League and still traversing with an old down fence, a distance of **756.73 feet** to a concrete monument found at a fence corner post in the westerly margin of the BNSF Railroad right-of-way for the north corner of the said 39.85 acre tract of land;

THENCE S 09°43'25" W, with the easterly line of the above referenced 39.85 acre tract of land, traversing with an old fence and also traversing with the westerly margin of the BN&SF Railroad right-of-way, a distance of **1342.31 feet** to a concrete monument found for the southeasterly corner of the said 39.85 acre tract of land and the north corner of the above referenced 12.33 acre tract of land;

THENCE S 09°42'39" W, with the easterly line of the above referenced 12.33 acre tract of land, still traversing with an old fence and still traversing with the westerly margin of the BN&SF Railroad right-of-way, a distance of **700.57 feet** to a concrete monument found for the southeasterly corner of the said 12.33 acre tract of land;

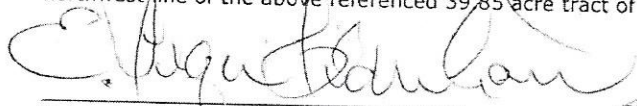
THENCE S 59°10'23" W, with the southeasterly line of the above referenced 12.33 acre tract of land and traversing with a fairly new and good fence, a distance of **794.15 feet** to a concrete monument found in the right-of-way of County Road 460 for the south corner of the said 12.33 acre tract of land;

THENCE N 29°29'12" W, with the southwesterly line of the above referenced 12.33 acre tract of land and traversing up County Road 460, a distance of **527.74 feet** to an iron spike found in County Road 460 at the west corner of the said 12.33 acre tract of land and the south corner of the above referenced 39.85 acre tract of land;

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THENCE N 29°29'29" W, with the southwesterly line of the above referenced 39.85 acre tract of land and still traversing up County Road 460, at - feet pass the end of County Road 460 maintenance and at a total distance of **1061.59 feet** to the **POINT OF BEGINNING**, and containing within these bounds an area of **52.187 acres** of land.

NOTE: The bearings cited herein are based on the most easterly segment of the northwest line of the above referenced 39.85 acre tract of land.



E. Lequin Hilderbrand
RPLS No. 4922
Surveyed July 2-5, 2018



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