



QUIN

Land Surveying, Inc.

**LEGAL DESCRIPTION**

**THOMAS WILSON SURVEY  
ABSTRACT NO. 567**

**JASPER COUNTY, TEXAS**

**0.7727 OF AN ACRE**

**BEING** a 0.7727 of an acre tract of land out of the Thomas Wilson Survey, Abstract No. 567, Jasper County, Texas, and being all of the called 0.62 of an acre tract of land and all of the remainder of the called 0.29 of an acre tract of land described as Tract No. 1 and Tract No. 2 in Warranty Deed dated September 25, 2015, from Patricia Ann Maxie Malcom to Adam Neely as recorded in Volume 1046, Page 954 of the Official Public Records of Jasper County, Texas, the said 0.7727 of an acre tract of land being more particularly described as follows;

**BEGINNING** at a 1/2" iron rod found at the northwesterly corner of the above referenced remainder of the called 0.29 of an acre tract of land, same being the northeasterly corner of a called 0.654 of an acre tract of land (Volume 821, Page 110 OPRJC), said iron rod also being in the southerly line of a called 1.199 acre tract of land (Volume 863, Page 342 OPRJC) and from which iron rod an old concrete monument found at the northwesterly corner of said 0.29 of an acre tract of land bears N 89°50'08" W, a distance of 34.91 feet;

**THENCE N 89°44'15" E**, with the northerly line of the above referenced 0.29 of an acre tract of land and the northerly line of the above referenced 0.62 of an acre tract of land, at 12.55 feet pass a 1" iron pipe found at the southeasterly corner of said 1.199 acre tract of land and the southwesterly corner of a called 0.88 of an acre tract of land (Volume 470, Page 339 DRJC), continuing same course, at approximately 40.00 feet pass the northeasterly corner of said 0.29 of an acre tract of land and the northwesterly corner of said 0.62 of an acre tract of land and at a total distance of **199.48 feet** to a 1/2" iron rod with "QUIN" cap set in the westerly margin of Fletcher Street, a City of Jasper maintained street, for the northeasterly corner of said 0.62 of an acre tract of land;

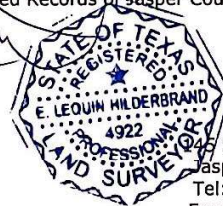
**THENCE South**, with the easterly line of the above referenced 0.62 of an acre tract of land and traversing with the westerly margin of Fletcher Street, a distance of **169.10 feet** to a 1/2" iron rod with "QUIN" cap set for the southeasterly corner of said 0.62 of an acre tract of land, said iron rod being in the westerly margin of Fletcher Street at its intersection with the northerly margin of McMillan Street, a City of Jasper maintained street;

**THENCE S 89°47'35" W**, with the southerly lines of the above referenced 0.62 of an acre tract of land and 0.29 of an acre tract of land and traversing with the northerly margin of McMillan Street, at approximately 158.87 feet pass the southwesterly corner of said 0.62 of an acre tract of land and the southeasterly corner of said 0.29 of an acre tract of land, continuing same course a total distance of **198.87 feet** to a 1/2" iron rod with "QUIN" cap set in the northerly margin of McMillan Street for the southwesterly corner of the remainder of the said 0.29 of an acre tract of land, same being the southeasterly corner of the above mentioned 0.654 of an acre tract of land, from said iron rod a 1/2" iron rod found at an erroneous location of said 0.654 of an acre tract of land bears S 89°47'35" W, a distance of 3.81 feet;

**THENCE N 00°12'25" W**, with the westerly line of the above referenced remainder of said 0.29 of an acre tract of land, same being the easterly line of said 0.654 of an acre tract of land, a distance of **168.90 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **0.7727 of an acre of land.**

**NOTE:** The bearings cited herein are oriented to the north line of a called 0.28 of an acre tract of land as described in Volume 435, Page 240 of the Deed Records of Jasper County, Texas.

E. Lequin Hilderbrand, RPLS No. 4922  
For Quin Land Surveying, Firm No. 10131000  
Surveyed June 3-7, 2021



245 South Main Street  
Jasper, Texas 75951  
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**SURVEY PLAT SHOWING**

A 0.7727 OF AN ACRE TRACT OF LAND OUT OF THE THOMAS WILSON SURVEY, ABSTRACT NO. 567, JASPER COUNTY, TEXAS, AND BEING ALL OF THE SAME PROPERTY AS CONVEYED TO ADAM NEELY IN WARRANTY DEED RECORDED IN VOLUME 1046, PAGE 954 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS

**NOTES:**

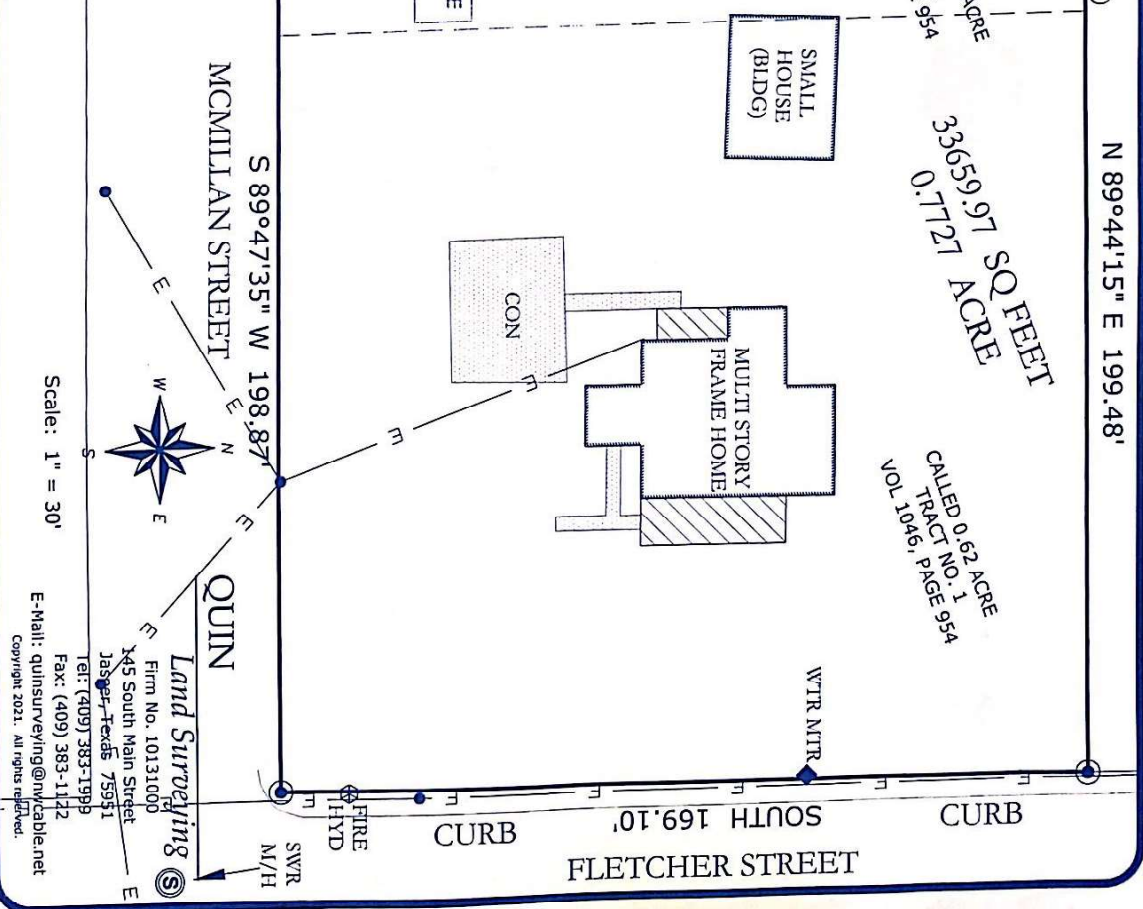
1. Set a 1/2" iron rod with "QUIN" cap set for corner unless noted otherwise.
2. The bearings shown hereon are oriented to the easterly line of the above referenced 0.62 of an acre tract of land.
3. This survey prepared exclusively for the use and benefit of the parties named hereon. Liability to any other party may not be transferred or assigned.
4. The subject property abuts and adjoins a public road.
5. From iron rod set for the southwesterly corner of the subject property a 1/2" iron rod found at erroneous location bears S 89°47'35" W, a distance of 3.81 feet.
6. McMillan Street as depicted hereon is depicted on the 1957 City of Jasper ownership map, which is what the City of Jasper currently uses to recognize City streets.

**SURVEY PREPARED EXCLUSIVELY FOR:**  
**BUYER/BORROWER:** Charles Mclemore  
**SELLER:** Adam Neely  
**TITLE COMPANY:** Jasper Title  
**PROPERTY ADDRESS:** 1417 N Fletcher  
 Jasper, Texas 75951

Use of this survey by any other person is strictly prohibited.

1. 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.

*[Signature]*  
 E. Lequin Hilderbrand  
 Surveyed June 3-7, 2021  
 JC 567 - Mclemore (Neely) - 0.7727 Acre



Scale: 1" = 30'

**Land Surveying**  
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 Jasper, Texas 75951  
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