

SURVEY PLAT SHOWING

A 52.446 ACRE TRACT OF LAND OUT OF THE NATHANIEL ALLEN LEAGUE, ABSTRACT NO. 2, TYLER COUNTY, TEXAS AND BEING ALL OF THE BILLY W. HUGHES AND TERRI L. HUGHES PROPERTIES AS DESCRIBED IN VOLUME 1120, PAGE 679; VOLUME 1126, PAGE 61; AND VOLUME 1126, PAGE 65, OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS

NOTES:

1. The bearings shown hereon are related to the monumented west line of a called 60-acre tract of land as described in Volume 107, Page 110 of the Deed Records of Tyler County, Texas.
2. Found 1/2" iron rod at all corners unless noted otherwise. "SET" is 1/2" iron rod set for corner.
3. The subject property 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 48457C0425C dated April 4, 2011, 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.
6. For the meanders of the south bank of the branch as depicted hereon, see accompanying legal description.

SURVEY EXCLUSIVE TO:

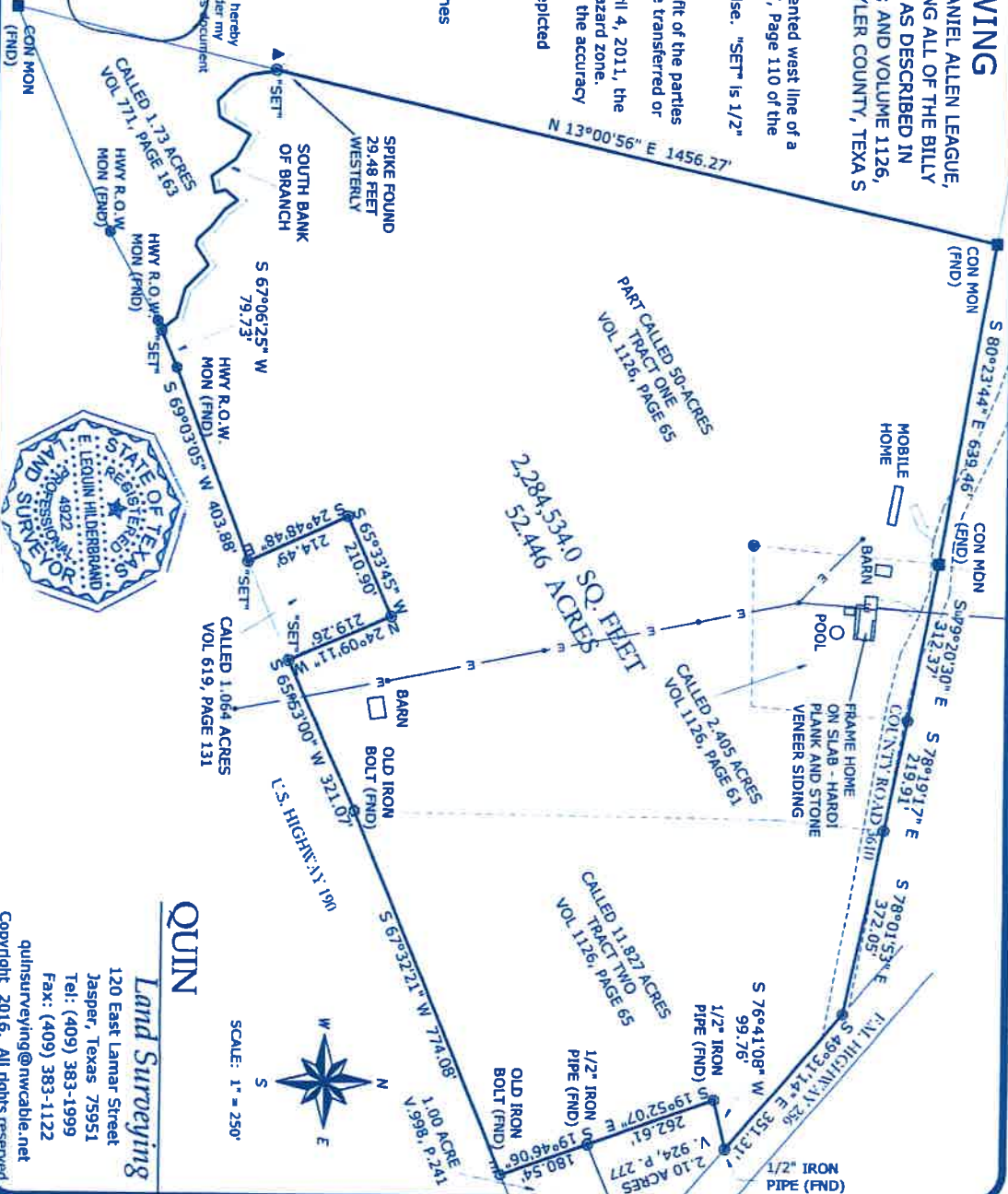
OWNER/BORROWER: Billy W. Hughes and Terri L. Hughes
LENDER: First Bank & Trust East Texas
TITLE COMPANY: Colmanell, Texas 75938
PROPERTY ADDRESS: 273 CR 3610

Use of this survey by any other person/party or for any other use is strictly prohibited.

I, E. Lequin Hildebrand, a Texas Registered Professional Land Surveyor, do hereby certify that this plot accurately represents a survey made on the ground under my direct supervision, and is true and correct to the best of my knowledge and belief. This document not valid without original or electronic seal and signature.



E. Lequin Hildebrand, RPLS No. 4922
 Surveyed January 25 - February 1, 2016
 TC 002 - Hughes (Hughes) - 52.446 Acres FB 297



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LEGAL DESCRIPTION

**NATHANIEL ALLEN LEAGUE
ABSTRACT NO. 2**

TYLER COUNTY, TEXAS

52.446 ACRES

BEING a 52.446 acre tract of land out of the Nathaniel Allen League, Abstract No. 2, Tyler County, Texas, and being all of the following properties:

- Called 12.02 acre tract of land as described in Special Warranty Deed dated March 23, 2015, recorded in Volume 1120, Page 679 of the Official Public Records of Tyler County, Texas;
- Called 2.405 acre tract of land as described in Special Warranty Deed dated June 17, 2015, recorded in Volume 1126, Page 61 of the Official Public Records of Tyler County, Texas; and
- Remainder of the called 50-acre tract of land as described in Special Warranty Deed dated June 17, 2015, recorded in Volume 1126, Page 65 of the Official Public Records of Tyler County, Texas, the said 52.446 acre tract of land being more particularly described as follows:

BEGINNING at a concrete monument found at the northwest corner of the above referenced 50-acre tract of land;

THENCE S 80°23'44" E, with the north line of the above referenced 50-acre tract of land, traversing in part in County Road 3610, a distance of **639.46 feet** to a concrete monument found in the southerly margin of County Road 3610 at the northwest corner of the above referenced 2.405 acre tract of land, from which concrete monument a 1/2" iron rod found at the southwest corner of the said 2.405 acre tract of land bears S 05°16'41" W, a distance of 365.81 feet;

THENCE S 79°20'30" E, continuing with the north line of the above referenced 50-acre tract of land and the north line of the above referenced 2.405 acre tract of land, crossing the said County Road 3610 and traversing with the northerly side of the said road, a distance of **312.37 feet** to a 1/2" iron rod found at the northeast corner of the said 2.405 acre tract of land;

THENCE S 78°19'17" E, continuing with the north line of the above referenced 50-acre tract of land and traversing with the northerly side of the said road, a distance of **219.91 feet** to a 1/2" iron rod found for the northwest corner of the above referenced 12.02 acre tract of land;

THENCE S 78°01'53" E, continuing with the north line of the above referenced 50-acre tract of land and with the north line of the above referenced 12.02 acre tract of land, still traversing with or near the northerly margin of the said road, a distance of **372.05 feet** to a 1/2" iron rod found in the southwesterly margin of F.M. Highway 256 for the northeasterly angle corner of the said 12.02 acre tract of land;

THENCE S 49°31'14" E, with the northeast line of the above referenced 12.02 acre tract of land and traversing with the southwesterly margin of F.M. Highway 256, a distance of **351.31 feet** to a 1/2" iron pipe found for the northeast corner of a called 2.10 acre tract of land described in Volume 924, Page 277;

THENCE S 76°41'08" W, with the north line of the said 2.10 acre tract of land, a distance of **99.76 feet** to a 1/2" iron pipe found for the northwest corner of the said 2.10 acre tract of land;

THENCE S 19°52'07" E, with the west line of the said 2.10 acre tract of land, a distance of **262.61 feet** to a 1/2" iron pipe found for the southwest corner of the 2.10 acre tract of land and the northwest corner of a called 1.00 acre tract of land described in Volume 998, Page 241 of the Official Public Records of Tyler County, Texas;

THENCE S 19°46'06" E, with the west line of the said 1.00 acre tract of land, a distance of **180.54 feet** to an old iron bolt found in the northerly margin of U.S. Highway 190 for the southwesterly corner of the said 1.00 acre tract of land, same being the most southerly east corner of the above referenced 12.02 acre tract of land;

THENCE S 67°32'21" W, with the southerly line of the above referenced 12.02 acre tract of land and traversing with the northwesterly margin of U.S. Highway 190, a distance of **774.08 feet** to an old iron bolt found in the northerly margin of U.S. Highway 190 for the southwesterly corner of the said 12.02 acre tract of land;

THENCE S 65°53'00" W, with the northwesterly margin of U.S. Highway 190, a distance of **321.07 feet** to a 1/2" iron rod set for the southeasterly corner of a called 1.064 acre tract of land described in Volume 619, Page 131 of the Official Public Records of Tyler County, Texas;

THENCE N 24°09'11" W, with the northeasterly line of the said 1.064 acre tract of land, a distance of **219.26 feet** to a 5/8" iron rod found for the northeasterly corner of the 1.064 acre tract of land;

THENCE S 65°33'45" W, with the northwesterly line of the said 1.064 acre tract of land, a distance of **210.90 feet** to a 5/8" iron rod found for the northwesterly corner of the 1.064 acre tract of land;

THENCE S 24°48'48" E, with the southwesterly line of the said 1.064 acre tract of land, a distance of **214.49 feet** to a 1/2" iron rod set in the northwesterly margin of U.S. Highway 190 for the southwesterly corner of the 1.064 acre tract of land;

THENCE S 69°03'05" W, with the northwesterly margin of U.S. Highway 190, a distance of **403.88 feet** to a State of Texas concrete highway right-of-way monument;

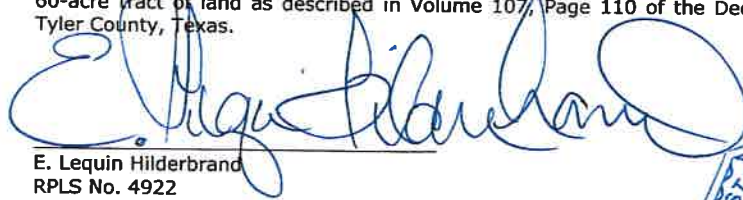
THENCE S 67°06'25" W, continuing with the northwesterly margin of U.S. Highway 190, a distance of **79.73 feet** to a 1/2" iron rod set in the southerly bank of a branch for the most southerly south corner of the herein described tract of land, same being the east corner of a called 1.73 acre tract of land described in Volume 771, Page 163 of the Official Public Records of Tyler County, Texas and from which iron rod a State of Texas concrete highway right-of-way monument found bears S 67°06'25" W, a distance of 19.48 feet;

THENCE with the southerly bank of the said branch, same being the northerly bounds of the said 1.73 acre tract of land, as follows:

- 1) **N 38°36'08" W**, a distance of **37.31 feet**;
- 2) **N 75°45'16" W**, a distance of **63.35 feet**;
- 3) **N 44°46'31" W**, a distance of **63.68 feet**;
- 4) **S 57°50'18" W**, a distance of **46.08 feet**;
- 5) **N 78°49'46" W**, a distance of **13.19 feet**;
- 6) **N 42°32'00" W**, a distance of **35.42 feet**;
- 7) **N 52°54'54" W**, a distance of **44.03 feet**;
- 8) **N 35°40'50" W**, a distance of **30.60 feet**;
- 9) **S 39°21'04" W**, a distance of **31.48 feet**;
- 10) **S 16°30'43" E**, a distance of **21.28 feet**;
- 11) **S 78°01'36" W**, a distance of **33.65 feet**;
- 12) **N 35°52'38" W**, a distance of **58.78 feet**;
- 13) **N 60°15'26" W**, a distance of **55.61 feet**;
- 14) **S 28°58'37" W**, a distance of **68.98 feet**;
- 15) **S 83°45'22" W**, a distance of **32.49 feet**;
- 16) **N 44°08'30" W**, a distance of **57.88 feet**;
- 17) **N 24°43'55" W**, a distance of **24.08 feet**;
- 18) **N 08°20'56" W**, a distance of **46.95 feet**;
- 19) **N 39°03'57" W**, a distance of **5.71 feet** to a 1/2" iron rod set for the north corner of the said 1.73 acre tract of land and a southwesterly corner of the herein described tract of land, from which iron rod a concrete monument found in the northwesterly margin of U.S. Highway 190 for the south, or southwesterly, corner of the above referenced 50-acre tract of land bears S 13°00'56" W, a distance of 521.90 feet and a spike found bears N 86°55'20" W, a distance of 29.48 feet;

THENCE N 13°00'56" E, with the west line of the above referenced 50-acre tract of land, a distance of **1456.27 feet** to the **POINT OF BEGINNING**, and containing within these bounds an area of **52.446 acres of land**.

NOTE: The bearings cited herein are rotated to the monumented west line of a called 60-acre tract of land as described in Volume 107, Page 110 of the Deed Records of Tyler County, Texas.



E. Lequin Hilderbrand
RPLS No. 4922
Surveyed January 25 - February 1, 2016



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