

SURVEY PLAT SHOWING

A 6.0129 ACRE TRACT OF LAND OUT OF THE W.J. RUNYAN SURVEY, ABSTRACT NO. 356, NEWTON COUNTY, TEXAS AND BEING ALL OF A CALLED 1.84 ACRE TRACT (V. 540, P. 215), A CALLED 1.28 ACRE TRACT (V. 540, P. 217), A CALLED 1.28 ACRE TRACT (V. 606, P. 764), A CALLED 1.28 ACRE (V. 606, P. 766) AND A CALLED 0.312 OF AN ACRE TRACT (P. 548, P. 739), ALL IN THE OFFICIAL PUBLIC RECORDS OF NEWTON COUNTY, TEXAS

SURVEY PREPARED EXCLUSIVELY FOR AND CERTIFIED TO:

PROPERTY OWNER: William Straub
 PROPERTY ADDRESS: 250 Private Road 6104
 Burkeville, Texas 75932

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	96.55'	159.70'	142.11'	S 51°12'27" E
C2	76.55'	126.62'	112.67'	N 51°12'27" W

LINE	BEARING	DISTANCE
L1	S 78°11'57" W	20.19'

CALLED 19.407 ACRES
VOL. 639, PG. 579

N 85°34'05" E 699.69'

CALLLED 1.28 ACRES
VOL. 606, PG. 766

CALLLED 1.28 ACRES
VOL. 606, PG. 764

CALLLED 1.28 ACRES
VOL. 540, PG. 217

CALLLED 1.84 ACRES
VOL. 540, PG. 215

S 03°20'41" E 417.51'

CALLLED 5.4 ACRES
"FIRST TRACT"
VOL. 292, PG. 450

CALLLED 0.4 ACRE
"SAVE AND EXCEPT"
VOL. 292, PG. 450

CALLLED 2-ACRES
VOL. 224, PG. 433

N 03°49'23" W 449.55'
S 03°49'24" E 452.36'

REM. 3.56 ACRES
VOL. 682, PG. 527

CALLLED 1.28 ACRES
VOL. 682, PG. 527

CALLLED 4.756 ACRES
VOL. 685, PG. 880

CALLLED 1.552 ACRES
VOL. 267, PG. 141

N 69°49'24" W 572.76'

261921.51 SQUARE FEET
6.0129 ACRES

(104.66')

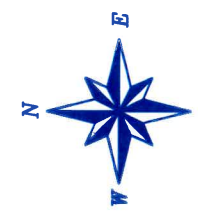
R/V SHED

NOTES:

- The bearings shown hereon are oriented to the Texas State Plane Coordinate System, Central Zone, NAD 83.
- This survey prepared for the exclusive use and benefit of the parties named hereon. Liability to any other party may not be transferred or assigned.
- Found 1/2" iron rod at all corners unless noted otherwise. "SET" is capped 3/8" iron rod set in westerly line and against retaining wall for reference to corner.
- Dirt driveway encroaches onto neighboring property.

LEGEND

- ◆ 1/2" IR "QUIN" (SET)
- 3/8" IRON ROD (FND)
- 3"x3" CON MON (FND)
- 3" ROUND CON MON (FND)
- ⚙ AXLE (FND)



SEE NOTE NO. 4

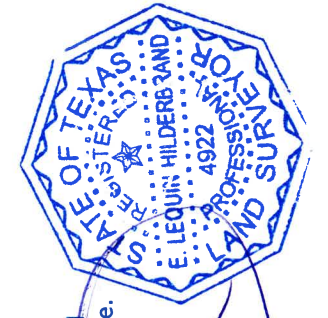
SEE NOTE NO. 4

DIRT DRIVE

STATE HIGHWAY 87

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
 E. Lequin Hilderbrand RPLS No. 4922
 Surveyed January 31 February 3, 2023
 NC 356 - Straub (Straub) - 1.28 Ac_1.28 Ac_1.28 Ac_1.84 Ac_0.312 Ac



QUIN

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LEGAL DESCRIPTION

W.J. RUNYAN SURVEY ABSTRACT NO. 356

NEWTON COUNTY, TEXAS

6.0129 ACRES

BEING a 6.0129 acre tract of land out of the W.J. Runyan Survey, Abstract No. 356, Newton County, Texas, and being all of the called:

- 1.84 acre tract of land as described in Deed recorded in Volume 540, Page 215 of the Official Public Records of Newton County, Texas;
- 1.28 acre tract of land as described in Deed recorded in Volume 540, Page 217 of the Official Public Records of Newton County, Texas;
- 1.28 acre tract of land as described in General Warranty Deed recorded in Volume 606, Page 764 of the Official Public Records of Newton County, Texas;
- 1.28 acre tract of land as described in General Warranty Deed recorded in Volume 606, Page 766 of the Official Public Records of Newton County, Texas; and
- 0.312 of an acre tract of land as described in Correction Deed recorded in Volume 548, Page 739 of the Official Public Records of Newton County, Texas, the said 6.0129 acre tract of land being more particularly described as follows:

BEGINNING at an old axle found at the northeasterly corner of the above referenced 1.84 acre tract of land, same being the northwesterly corner of a called 1-acre tract of land ("Second Tract" - Volume 292, Page 450 DRNC), the said axle also being in the southerly line of a called 19.407 acre tract of land (Volume 639, Page 579 OPRNC);

THENCE S 03°20'41" E, with the easterly line of the above referenced 1.84 acre tract of land, same being the westerly line of said 1-acre tract of land and traversing with or very near with a barbed-wire fence, **a distance of 417.51 feet** to an old axle found at the southeasterly corner of said 1.84 acre tract of land and southwesterly corner of said 1-acre tract of land, same being the northeasterly angle corner point in the northerly bounds of the above referenced 0.312 of an acre tract of land, from which axle a 3x3 concrete monument found at the southeasterly corner of said 1-acre tract of land bears N 83°57'04" E, a distance of 104.66 feet;

THENCE with the northeasterly and easterly lines of the above referenced 0.312 of an acre tract of land as follows:

1. **With** a curve turning to the right, the said curve having an **arc length of 159.70 feet**, a **radius of 96.55 feet** and a **chord bearing and distance of S 51°12'27" E, 142.11 feet** to a 1/2" iron rod with "QUIN" cap set for angle corner point;
2. **S 03°49'23" E**, at - feet pass a 3/8" iron rod found at the southwesterly corner of a called 0.4 of an acre tract of land (Volume 292, Page 450 DRNC) and continuing same course a total distance of **449.55 feet** to a 3x3 concrete monument found in the northerly margin of State Highway 87 for the southeasterly corner of said 0.312 of an acre tract of land, same being the southwesterly corner of a called 2-acre tract of land (Volume 224, Page 433 DRNC);

THENCE S 78°11'57" W, with the south most southerly line of the above referenced 0.312 of an acre tract of land and traversing with the northerly margin of State Highway 87, **a distance of 20.19 feet** to a 1/2" iron rod with "QUIN" cap set for the southwesterly corner of said 0.312 of an acre tract of land;

THENCE with the westerly, southwesterly and north most southerly lines of the above referenced 0.312 of an acre tract of land as follows:

1. **N 03°49'24" W**, with the westerly line of said 0.312 of an acre tract of land and severing a called 3.56 acre tract of land (Volume 682, Page 527 ORNC), a **distance of 452.36 feet** to a 1/2" iron rod with "QUIN" cap set for the PC of a curve to the left in the southwesterly line of said 0.312 of an acre tract of land;
2. **With** a curve turning to the left, the said curve having an **arc length of 126.62 feet**, a **radius of 76.55 feet** and a **chord bearing and distance of N 51°12'27" W, 112.67 feet** to a 1/2" iron rod with "QUIN" cap set for the PT of said curve;
3. **S 81°20'58" W, a distance of 173.43 feet** to a 1/2" iron rod with "QUIN" cap set for the west corner of said 0.312 of an acre tract of land, same being the northwesterly corner of said 3.56 acre tract of land and the northeasterly corner of a called 1.28 acre tract of land (Volume 682, Page 527 OPRNC), the said iron rod also being at the south corner of the above referenced 1.84 acre tract of land;

THENCE N 69°49'24" W, with the southwest lines of the above referenced 1.84 acre tract of land and all three of the above referenced 1.28 acre tracts of land, also traversing with the northeast lines of the called 1.28 acre tract of land (Volume 682, Page 527 OPRNC) and a called 4.756 acre tract of land (Volume 685, Page 880 OPRNC), at 10.73 feet pass 3x3 concrete monument fond for the southwesterly corner of said 1.84 acre tract of land and southeasterly corner of 1.28 acre tract of land (Volume 540, Page 217 OPRNC), at 110.81 feet pass along the southerly side of a 3x3 concrete monument found for the northwesterly corner of said 1.28 acre tract of land (Volume 682, Page 527 OPRNC) and northeasterly corner of said 4.756 acre tract of land, at 225.78 feet pass along the south side of an old axle found, at 337.21 feet pass 1.13 feet perpendicularly from and southwesterly of a 3x3 concrete monument found at the southwesterly corner of said 1.28 acre tract of land (Volume 606, Page 764 OPRNC) and southeasterly corner of 1.28 acre tract of land (Volume 606, Page 766 OPRNC), continuing same course a **total distance of 572.76 feet** to an old axle found at the southwesterly corner of the last above mentioned 1.28 acre tract of land, same being in the easterly line of a called 1.552 acre tract of land (Volume 267, page 141 DRNC);

THENCE N 04°18'07" W, with the westerly line of the above referenced 1.28 acre tract of land (Volume 606, Page 766 OPRNC) and traversing with a portion of the easterly line of the said 1.552 acre tract of land, at 101.20 feet pass a 3" round concrete monument found 0.82 of a foot north of an old axle for the north, or northeasterly, corner of said 1.552 acre tract of land, same being a southeasterly angle corner of the above mentioned 19.407 acre tract of land, and continuing same course, and traversing with the west most easterly line of said 19.407 acre tract of land, a **total distance of 211.63 feet** to a 3" round concrete monument found at the northwesterly corner of the said 1.28 acre tract of land (Volume 606, Page 766 OPRNC) and the south most interior corner of said 19.704 acre tract of land;

THENCE N 85°34'05" E, with the northerly lines of all three of the above referenced 1.28 acre tracts of land and the above referenced 1.84 acre tract of land, same being the east most southerly line of said 19.704 acre tract of land, a **distance of 699.69 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **6.0129 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
E. Lequin Hilderbrand
RPLS No. 4922
For Quin Land Surveying
Firm No. 10131000

Surveyed January 31 – February 3, 2023