

**METES AND BOUNDS DESCRIPTION**

19.32 ACRE TRACT – Tract 1

NATHANIEL H. COCHRAN LEAGUE

ABSTRACT NUMBER 55

NEWTON COUNTY, TEXAS

Being a 19.32 acre tract of land in and a part of the Nathaniel H. Cochran League, Abstract Number 55, Newton County, Texas, and being part of a called 28.00 acre tract of land as recorded in Volume 765, Page 452, of the Deed Records, of Newton County, Texas, said 19.32 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner, said 1/2" iron rod is marking the Northeast corner of a called 86.98 acre tract of land as recorded in Volume 464, Page 020, of the Deed Records of Newton County, Texas, said 1/2" iron rod is marking a point on the West line of a called 3114.73 acre tract of land as recorded in Volume 755, Page 01, of the Deed Records of Newton County, Texas, said 1/2" iron rod has a State Plane Coordinate Value of N=10279602.61 and E=4341929.98;

THENCE, South 56 deg. 15 min. 37 sec. West along the North line of the said called 86.98 acre tract of land, for a distance of 893.68 feet to a 1/2" iron pipe found for corner, said 1/2" iron pipe is marking an interior corner of the said called 86.98 acre tract of land;

THENCE, North 45 deg. 07 min. 13 sec. West along an interior line of the said called 86.98 acre tract of land, for a distance of 410.38 feet to a 3/4" iron pipe found for corner, said 3/4" iron pipe is marking the Northwest corner of the said called 86.98 acre tract of land, said 3/4" iron pipe is located on the East right-of-way line of called Texas State Highway Number 87;

THENCE, along a curve to the left and along the East right-of-way of Texas State Highway Number 87 (Chord Bearing North 02 deg. 06 min. 44 sec. West) (Length 708.96 feet) (Radius 2951.80 feet) (Chord Distance 707.26 feet) to a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is located on the South line of a called 15.61 acre tract of land, known as Tract One, recorded in Volume 433, Page 457, of the Deed Records of Newton County, Texas;

THENCE, North 54 deg. 31 min. 45 sec. East, along the South line of the said called 15.61 acre tract of land, for a distance of 594.71 feet to a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is marking the Northernmost corner of the tract herein being described, said 1/2" iron rod is marking the Southeast corner of the said called 15.61 acre tract of land, said 1/2" iron rod is marking a point on the West line of the said called 3114.73 acre tract of land;

THENCE, South 34 deg. 15 min. 47 sec. East, along the West line of the said called 3114.73 acre tract of land, for a distance of 1211.72 feet (record= South 30 deg. 26 min. East 435.84 varas) to the POINT OF BEGINNING and containing 19.32 acres of land.

Note: Bearings, distances, and coordinates are referenced to the Texas State Plane Coordinate System Central Zone (4203) NAD 83.

23-490A

09/06/2023

