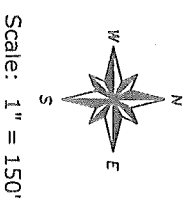


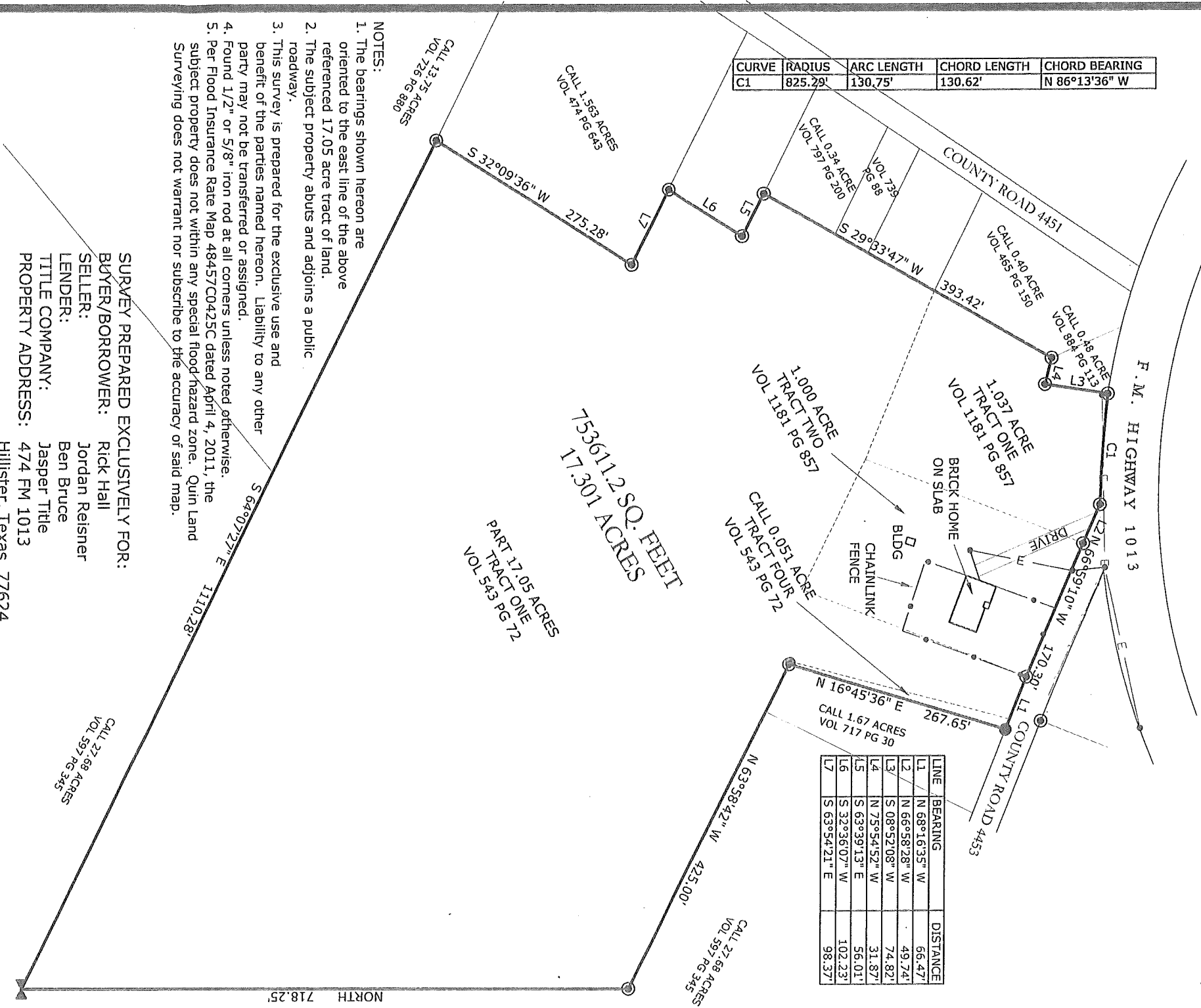
SURVEY PLAT SHOWING
 A 17.301 ACRE TRACT OF LAND OUT OF THE J.B. MOSER SURVEY,
 ABSTRACT NO. 450, TYLER COUNTY, TEXAS AND BEING A PART OF
 A CALLED 17.05 ACRE TRACT OF LAND AND ALL OF A CALLED 0.051
 OF AN ACRE TRACT OF LAND DESCRIBED IN VOLUME 543, PAGE 72
 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS



Scale: 1" = 150'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	825.29'	130.75'	130.62'	N 86°13'36" W

LINE	BEARING	DISTANCE
L1	N 68°16'35" W	66.47'
L2	N 66°58'28" W	49.74'
L3	S 08°52'08" W	74.82'
L4	N 75°54'52" W	31.87'
L5	S 63°39'13" E	56.01'
L6	S 32°36'07" W	102.23'
L7	S 63°54'21" E	98.37'



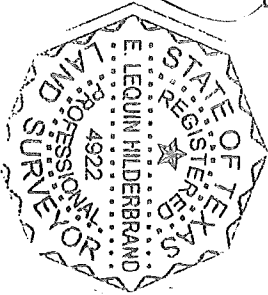
NOTES:

1. The bearings shown hereon are oriented to the east line of the above referenced 17.05 acre tract of land.
2. The subject property abuts and adjoins a public roadway.
3. 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.
4. Found 1/2" or 5/8" iron rod at all corners unless noted otherwise.
5. Per Flood Insurance Rate Map 48457C0425C dated April 4, 2011, the subject property does not within any special flood/hazard zone. Quin Land Surveying does not warrant nor subscribe to the accuracy of said map.

SURVEY PREPARED EXCLUSIVELY FOR:
BUYER/BORROWER: Rick Hall
SELLER: Jordan Reisner
LENDER: Ben Bruce
TITLE COMPANY: Jasper Title
PROPERTY ADDRESS: 474 FM 1013
 Hillister, Texas 77624

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.

E. Lequin Hilderbrand



QUIN

Land Surveying

145 South Main Street
 Jasper, Texas 75951
 Tel: (409) 383-1999
 Fax: (409) 383-1122
 E-Mail: quinlandsurveying@nwcable.net
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E. Lequin Hilderbrand
 Surveyed July 24-25, 2018
 TC 450 - Hall (Reisner) - 17.301 Acres FB 523

RPLS No. 4922

THENCE S 63°39'13" E, with a southwest line of the above referenced 17.05 acre tract of land, a distance of **56.01 feet** to a 1/2" iron found at an interior corner of the said 17.05 acre tract of land;

THENCE S 32°36'07" W, with a northwest line of the above referenced 17.05 acre tract of land, a distance of **102.23 feet** to a 1/2" iron found at a west corner of the said 17.05 acre tract of land;

THENCE S 63°54'21" E, with a southwest line of the above referenced 17.05 acre tract of land, a distance of **98.37 feet** to a 1/2" iron rod found at the most southerly interior corner of the said 17.05 acre tract of land;

THENCE S 32°09'36" W, with a northwest line of the above referenced 17.05 acre tract of land, a distance of **275.28 feet** to a 5/8" iron rod found for the most southerly west corner of the said 17.05 acre tract of land;

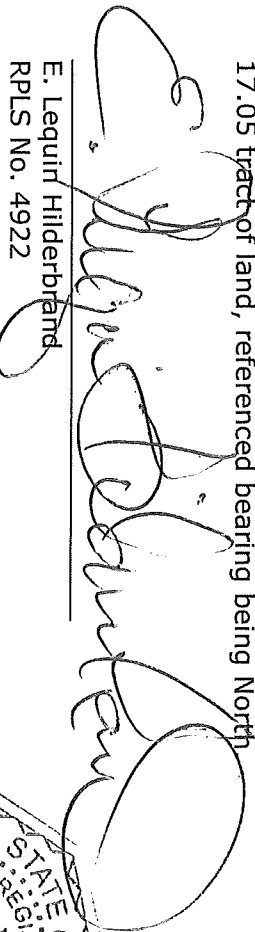
THENCE S 64°07'27" E, with the most southerly southwest line of the above referenced 17.05 acre tract of land, a distance of **1110.28 feet** to a railroad rail iron found for the south corner of the said 17.05 acre tract of land;

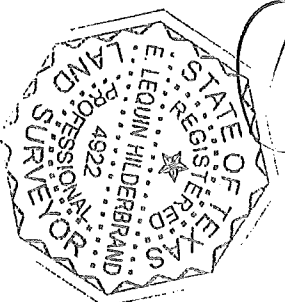
THENCE North, with the east line of the above referenced 17.05 acre tract of land, a distance of **718.25 feet** to a 5/8" iron rod found for the most easterly northeasterly corner of the 17.05 acre tract of land;

THENCE N 63°58'42" W, with the most easterly northeast line of the above referenced 17.05 acre tract of land, a distance of **425.00 feet** to a 1/2" iron pipe found for the southeasterly corner of the above referenced 0.051 of an acre tract of land, from which iron pipe a 1" iron pipe found at the most easterly interior corner of the above referenced 17.05 acre tract of land, same being the southwesterly corner of the said 0.051 of an acre tract of land bears N 73°22'13" W, a distance of 3.63 feet;

THENCE N 16°45'36" E, with the southeast line of the above referenced 0.051 of an acre tract of land, a distance of **267.65 feet** to the **POINT OF BEGINNING**, and containing within these bounds an area of **17.303 acres of land**.

NOTE: The bearings cited herein are oriented to the east line of the above referenced 17.05 tract of land, referenced bearing being North


E. Leguin Hilderbrand
RPLS No. 4922
Surveyed July 24-25, 2018



145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122
E-Mail: QuinsSurveying@nwcable.net
Website: quinsurveying.com

LEGAL DESCRIPTION
J.B. MOSER SURVEY
ABSTRACT NO. 450

TYLER COUNTY, TEXAS
17.301 ACRES

BEING a 17.301 acre tract of land out of the J.B. Moser Survey, Abstract No. 450, Tyler County, Texas, and being a part of the called 17.05 acre tract of land and all of the called 0.051 of an acre tract of land described as TRACT ONE and TRACT FOUR, respectively, in Warranty Deed dated April 5, 1993, from Olen E. Tucker to Ann Tucker Reister as recorded in Volume 543, Page 72 of the Official Public Records of Tyler County, Texas, the said 17.301 acre tract of land being more particularly described as follows:

BEGINNING at a 4" iron post found in the southwestly margin of County Road 4453 for the northeastly corner of the above referenced 0.051 of an acre tract of land;

THENCE with the northeastly line of the above referenced 0.051 of an acre tract of land and the most northerly northeast lines of the above referenced 17.05 acre tract of land, also traversing with the southwestly margin of County Road 4453, as follows:

- 1) **N 68°16'35" W**, a distance of **66.47 feet** to a 5/8" iron rod found at the east corner of a called 1.000 acre tract of land surveyed out of the 17.05 acre tract of land and described in Volume 1181, Page 857 of the Official Public Records of Tyler County, Texas;
- 2) **N 66°59'10" W**, a distance of **170.30 feet** to a 5/8" iron rod found at the north corner of the said 1.000 acre tract of land, same being the east corner of a called 1.037 acre tract of land surveyed out of the 17.05 acre tract of land and described in Volume 1181, Page 857 of the Official Public Records of Tyler County, Texas;
- 3) **N 66°58'28" W**, a distance of **49.74 feet** to a 5/8" iron rod found at an angle corner of the said 1.037 acre tract of land, the said iron rod being in the southerly margin of F.M. Highway 1013;

THENCE with the southerly margin of F.M. Highway 1013 and traversing with the north most northerly line of the said 1.037 acre tract of land, following a curve to the right, the said curve having an **length of 130.66 feet**, a **radius of 1466.95 feet** and a **chord bearing and distance of N 86°13'36" W, 130.62 feet** to a 5/8" iron rod found at an old fence corner post for the recognized most northerly northwest corner of the said 1.037 acre tract of land and the most northerly northwest corner of the above referenced 17.05 acre tract of land;

THENCE S 03°52'08" W, with the most northerly westerly line of the above referenced 17.05 acre tract of land and also traversing with the most northerly west line of the said 1.037 acre tract of land, a distance of **74.82 feet** to a 5/8" iron rod found at an old fence corner post for the recognized most northerly interior corner of the said 17.05 acre tract of land, same being the interior corner of the said 1.037 acre tract of land;

THENCE N 75°54'52" W, with the most westerly northerly line of the above referenced 17.05 acre and 1.037 acre tracts of land, a distance of **31.87 feet** to a 5/8" iron rod found at the most westerly northwest corner of the 17.05 acre and 1.037 acre tracts of land;

THENCE S 29°33'47" W, with the most westerly west line of the above referenced 17.05 acre and 1.037 acre tracts of land, traversing with a very old fence, at approximately 160.96 feet pass the southwest corner of the 1.037 acre tract of land and at a total distance of **393.42 feet** to a 5/8" iron rod found at the most northerly west corner of the 17.05 acre tract of land;

EXHIBIT "A"

THENCE S 63°39'13" E, with a southwest line of the above referenced 17.05 acre tract of land, a distance of **56.01 feet** to a 1/2" iron found at an interior corner of the said 17.05 acre tract of land;

THENCE S 32°36'07" W, with a northwest line of the above referenced 17.05 acre tract of land, a distance of **102.23 feet** to a 1/2" iron found at a west corner of the said 17.05 acre tract of land;

THENCE S 63°54'21" E, with a southwest line of the above referenced 17.05 acre tract of land, a distance of **98.37 feet** to a 1/2" iron rod found at the most southerly interior corner of the said 17.05 acre tract of land;

THENCE S 32°09'36" W, with a northwest line of the above referenced 17.05 acre tract of land, a distance of **275.28 feet** to a 5/8" iron rod found for the most southerly west corner of the said 17.05 acre tract of land;

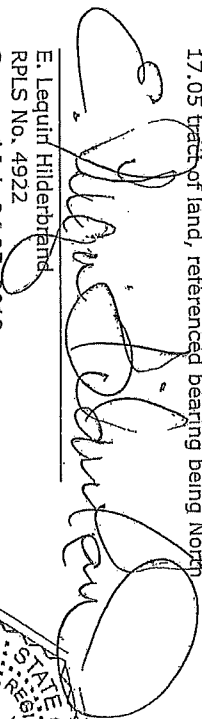
THENCE S 64°07'27" E, with the most southerly southwest line of the above referenced 17.05 acre tract of land, a distance of **1110.28 feet** to a railroad rail iron found for the south corner of the said 17.05 acre tract of land;

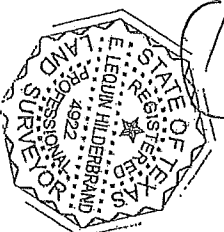
THENCE North, with the east line of the above referenced 17.05 acre tract of land, a distance of **718.25 feet** to a 5/8" iron rod found for the most easterly northeasterly corner of the 17.05 acre tract of land;

THENCE N 63°58'42" W, with the most easterly northeast line of the above referenced 17.05 acre tract of land, a distance of **425.00 feet** to a 1/2" iron pipe found for the southeasterly corner of the above referenced 0.051 of an acre tract of land, from which iron pipe a 1" iron pipe found at the most easterly interior corner of the above referenced 17.05 acre tract of land, same being the southwesterly corner of the said 0.051 of an acre tract of land bears N 73°22'13" W, a distance of 3.63 feet;

THENCE N 16°45'36" E, with the southeast line of the above referenced 0.051 of an acre tract of land, a distance of **267.65 feet** to the **POINT OF BEGINNING**, and containing within these bounds an area of **17.303 acres of land**.

NOTE: The bearings cited herein are oriented to the east line of the above referenced 17.05 tract of land, referenced bearing being North


E. Leguiri Hilderbrand
RPLS No. 4922
Surveyed July 24-25, 2018



LEGAL DESCRIPTION

**J.B. MOSER SURVEY
ABSTRACT NO. 450**

TYLER COUNTY, TEXAS

17.301 ACRES

BEING a 17.301 acre tract of land out of the J.B. Moser Survey, Abstract No. 450, Tyler County, Texas, and being a part of the called 17.05 acre tract of land and all of the called 0.051 of an acre tract of land described as TRACT ONE and TRACT FOUR, respectively, in Warranty Deed dated April 5, 1993, from Olen E. Tucker to Ann Tucker Reisner as recorded in Volume 543, Page 72 of the Official Public Records of Tyler County, Texas, the said 17.301 acre tract of land being more particularly described as follows:

BEGINNING at a 4" iron post found in the southwesterly margin of County Road 4453 for the northeasterly corner of the above referenced 0.051 of an acre tract of land;

THENCE with the northeasterly line of the above referenced 0.051 of an acre tract of land and the most northerly northeast lines of the above referenced 17.05 acre tract of land, also traversing with the southwesterly margin of County Road 4453, as follows:

- 1) **N 68°16'35" W**, a distance of **66.47 feet** to a 5/8" iron rod found at the east corner of a called 1.000 acre tract of land surveyed out of the 17.05 acre tract of land and described in Volume 1181, Page 857 of the Official Public Records of Tyler County, Texas;
- 2) **N 66°59'10" W**, a distance of **170.30 feet** to a 5/8" iron rod found at the north corner of the said 1.000 acre tract of land, same being the east corner of a called 1.037 acre tract of land surveyed out of the 17.05 acre tract of land and described in Volume 1181, Page 857 of the Official Public Records of Tyler County, Texas;
- 3) **N 66°58'28" W**, a distance of **49.74 feet** to a 5/8" iron rod found at an angle corner of the said 1.037 acre tract of land, the said iron rod being in the southerly margin of F.M. Highway 1013;

THENCE with the southerly margin of F.M. Highway 1013 and traversing with the north most northerly line of the said 1.037 acre tract of land, following a curve to the right, the said curve having an **length of 130.66 feet**, a **radius of 1466.95 feet** and a **chord bearing and distance of N 86°13'36" W, 130.62 feet** to a 5/8" iron rod found at an old fence corner post for the recognized most northerly northwest corner of the said 1.037 acre tract of land and the most northerly northwest corner of the above referenced 17.05 acre tract of land;

THENCE S 08°52'08" W, with the most northerly westerly line of the above referenced 17.05 acre tract of land and also traversing with the most northerly west line of the said 1.037 acre tract of land, a distance of **74.82 feet** to a 5/8" iron rod found at an old fence corner post for the recognized most northerly interior corner of the said 17.05 acre tract of land, same being the interior corner of the said 1.037 acre tract of land;

THENCE N 75°54'52" W, with the most westerly northerly line of the above referenced 17.05 acre and 1.037 acre tracts of land, a distance of **31.87 feet** to a 5/8" iron rod found at the most westerly northwest corner of the 17.05 acre and 1.037 acre tracts of land;

THENCE S 29°33'47" W, with the most westerly west line of the above referenced 17.05 acre and 1.037 acre tracts of land, traversing with a very old fence, at approximately 160.96 feet pass the southwest corner of the 1.037 acre tract of land and at a total distance of **393.42 feet** to a 5/8" iron rod found at the most northerly west corner of the 17.05 acre tract of land;