

LEGAL DESCRIPTION

JOHN H. BEACHUM SURVEY
ABSTRACT NO. 48

NEWTON COUNTY, TEXAS

24.7254 ACRES

BEING a 24.7254 acre tract of land out of the John H. Beachum Survey, Abstract No. 48, Newton County, Texas and being all of the called 24.7314 acre tract of land as described in Warranty Deed dated January 21, 2022, from Ed Molanders, Jr. to Hugo Barahona and Tracy Barahona as recorded in Volume 760, Page 58 of the Official Public Records of Newton County, Texas, the 24.7254 acre tract of land being more particularly described as follows:

BEGINNING at an old axle found for the northwesterly corner of the above referenced 24.7314 acre tract of land, same being the southwesterly corner of the remainder of a current or former called 48-acre tract of land (Volume 780, Page 306 OPRNC) and also being the southwesterly corner of a called 8.70 acre tract of land (Volume 593, Page 484 OPRNC);

THENCE N 86°07'51" E, with the northerly line of the above referenced 24.7314 acre tract of land, same being the southerly line of said 8.70 acre tract of land, at 1715.68 feet cross the approximate center of County Road 3068 and continuing same course a total distance of 1744.37 feet to a 1/2" iron rod with "QUIN" cap found in the easterly margin of County Road 3068 for the northeasterly corner of the above referenced 24.7314 acre tract of land, from which iron rod an old axle found out of line bears S 64°55'27" W, a distance of 8.21 feet;

THENCE with the easterly bounds of the above referenced 24.7314 acre tract of land and traversing with the westerly bounds of a called 6.464 acre tract of land (Volume 767, Page 315 OPRNC), also traversing with the easterly margin of said County Road 3068, as follows:

- 1) S 02°28'15" E, a distance of 5.92 feet;
- 2) S 13°00'30" E, a distance of 149.27 feet;
- 3) S 40°43'29" E, a distance of 62.75 feet;
- 4) S 52°19'57" E, a distance of 74.72 feet to a point where County Road 3075 turn to the southeast;
- 5) S 42°58'23" E, a distance of 161.40 feet;
- 6) S 33°33'09" E, a distance of 56.34 feet;
- 7) S 12°20'36" E, a distance of 79.21 feet;
- 8) S 16°57'17" W, a distance of 75.04 feet to a 1/2" iron rod with "QUIN" cap found for the southeasterly corner of said 24.7314 acre tract of land and the southwesterly corner of said 6.464 acre tract of land;

THENCE S 86°17'38" W, with the southerly line of the above referenced 24.7413 acre tract of land, at 30.29 feet cross the approximate center of County Road 3068 and continuing same course a total distance of 1978.36 feet to a 1/2" iron rod found at the southwesterly corner of said 24.7413 acre tract of land;

THENCE N 03°39'09" W, with the westerly line of the above referenced 24.7413 acre tract of land, a distance of 570.10 feet to the POINT OF BEGINNING and containing within these bounds an area of 24.7254 acres of land.

NOTES:

- The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone 4203, NAD 83, per GPS observations performed on September 17, 2024. US Survey feet, distances are grid.
- This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-Rural, Standard Land Survey.
- See accompanying plat of even date.

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EXHIBIT A

BEING a 24.7254 acre tract of land out of the John H. Beachum Survey, Abstract No. 48, Newton County, Texas and being all of the called 24.7314 acre tract of land as described in Warranty Deed dated January 21, 2022, from Ed Molanders, Jr. to Hugo Barahona and Tracy Barahona as recorded in Volume 760, Page 58 of the Official Public Records of Newton County, Texas, the 24.7254 acre tract of land being more particularly described as follows:

BEGINNING at an old axle found for the northwesterly corner of the above referenced 24.7314 acre tract of land, same being the southwest corner of the remainder of a current or former called 48-acre tract of land (Volume 780, Page 306 OPRNC) and also being the southwest corner of a called 8.70 acre tract of land (Volume 593, Page 484 OPRNC);

THENCE N 86°07'51" E, with the northerly line of the above referenced 24.7314 acre tract of land, same being the southerly line of said 8.70 acre tract of land, at 1716.68 feet cross the approximate center of County Road 3068 and continuing same course a total distance of 1744.37 feet to a 1/2" iron rod with QUIN" cap found in the easterly margin of County Road 3068 for the northeasterly corner of the above referenced 24.7314 acre tract of land, from which iron rod an old axle found out of line bears S 64°55'27" W, a distance of 8.21 feet;

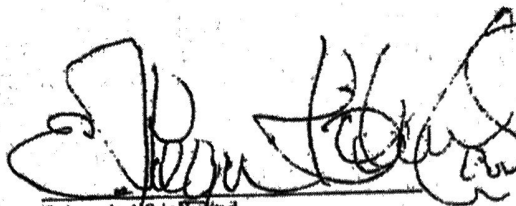
THENCE with the easterly bounds of the above referenced 24.7314 acre tract of land and traversing with the westerly bounds of a called 6.464 acre tract of land (Volume 767, Page 315 OPRNC), also traversing with the easterly margin of said County Road 3068, as follows:

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- 2) S 13°00'30" E, a distance of 149.27 feet;
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THENCE S 86°17'38" W, with the southerly line of the above referenced 24.7413 acre tract of land, at 30.29 feet cross the approximate center of County Road 3068 and continuing same course a total distance of 1978.36 feet to a 1/2" iron rod found at the southwest corner of said 24.7413 acre tract of land;

THENCE N 03°39'09" W, with the westerly line of the above referenced 24.7413 acre tract of land, a distance of 570.10 feet to the POINT OF BEGINNING and containing within these bounds an area of 24.7254 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.


E. Leguin Hildebrand
RPLS No. 4922
For Quin Land Surveying
Firm No. 10131000
Surveyed September 17, 2024



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