

LEGAL DESCRIPTION
FOR A
3.103 ACRE TRACT

BEING all that certain tract or parcel of land located in the Francis Deason Survey, Abstract 97, situated in Newton County, Texas, and being all of a called 3.10 acre tract, Tract Six, having been conveyed to Shakora Jones by a deed recorded in Volume 788 Page 436 of the Official Public Records of Newton County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 3/4" iron rod found for the north corner of said 3.10 acre tract, the west corner of a called 2.436 acre tract having been conveyed to Wilson Hughes by a deed recorded in Volume 489 Page 465 of the Official Public Records of Newton County, Texas, and in the southeast margin of US Highway 190, being the north corner of this tract. Said point being in the northeast line of said Abstract 97 and the southwest line of the C.C. Frazer Survey, Abstract 117;

Thence S 23°19'26" E along the northeast line of said 3.10 acre tract, the southwest line of said 2.436 acre tract, the northeast line of said Abstract 97 and the southwest line of said Abstract 119 a **distance of 243.02'** to a 1/2" iron rod w/MSS 6569 set for the east corner of said 3.10 acre tract, in the southwest line of said 2.436 acre tract, and a north corner of a called 242.270 acre tract having been conveyed to Threetree Southern Growth LLC by a deed recorded in Volume 755 Page 01 of the Official Public Records of Newton County, Texas, being the east corner of this tract. Said point being the east corner of said Abstract 97, in the southwest line of said Abstract 117, and the north corner of the F. Williams Survey, Abstract 521;

Thence S 65°18'26" W along the southeast line of said 3.10 acre tract, a northwest line of said 242.270 acre tract, the southeast line of said Abstract 97m, and the northwest line of said Abstract 521 a **distance of 549.08'** to a 4" round concrete monument found for the south corner of said 3.10 acre tract, in a northwest line of said 242.270 acre tract, the east corner of a called 1 acre tract having been conveyed to Joseph Edmund Wray by a deed recorded in Volume 401 Page 897 of the Official Public Records of Newton County, Texas, in the southeast line of said Abstract 97, and the northwest line of said Abstract 521, being the south corner of this tract;

Thence N 26°42'33" W along the southwest line of said 3.10 acre tract and the northeast line of said 1 acre tract a **distance of 251.94'** to a Texas Department of Transportation (TXDOT) concrete monument found for the west corner of said 3.10 acre tract, the north corner of said 1 acre tract, and in the southeast margin of said US Highway 190, being the west corner of this tract;

Thence N 75°20'55" E along the northwest line of said 3.10 acre tract and the southeast margin of said US Highway 190 a **distance of 101.15'** to a TXDOT concrete monument found in the northwest line of said 3.10 acre tract and the southeast margin of said US Highway 190, said concrete monument being in a curve to the right with having, a radius of 4061.33', a chord bearing of N 64°13'14" E, and a chord length of 464.24', in the northwest line of this tract;

Thence along the northwest line of said 3.10 acre tract and with said curve to the right in the southeast margin of said US Highway 190, an **arc length of 464.49'** to the point of beginning, **containing 3.103 acres.**

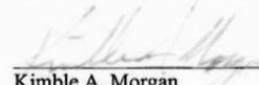
Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (5376) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
- (2) See the above described description, as shown, on the attached plat prepared even date.
- (3) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.
- (4) This tract adjoins and abuts a public roadway.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand and seal, this the 26th day of August, 2024.


Kimble A. Morgan RPLS# 6569
Morgan Surveying Services, LLC
120 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC

FIRM NO.10194159