

TEXAS AND NEW ORLEANS
RAILROAD COMPANY SURVEY
SECTION 52, ABSTRACT-1013
JASPER COUNTY, TEXAS

LEGAL DESCRIPTION
FOR A
10.00 ACRE TRACT
TRACT 3

BEING all that certain tract or parcel of land located in the Texas and New Orleans Railroad Company Survey, Section 52, Abstract 1013, situated in Jasper County, Texas, and being a portion of a called 293.429 acre tract lying west of US Highway 96, conveyed to Yellow W Land Co LLC by a deed recorded in Volume 798 Page 318 of the Official Public Records of Jasper County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod w/MSS 6569 set in a north line of said 293.429 acre tract, in the southeast line of a called 108.52 acre tract conveyed to Crown Pine Timber 1 LP by a deed recorded in Volume 803 Page 478 of the Official Public Records of Jasper County, Texas, and the west corner of Tract 4 surveyed this day, being the east corner of this tract, said point being in the north line of said Abstract 1013 and the south line of the M. Crockett Survey, Abstract 99;

Thence S 42°20'37" E severing, over and across said 293.429 acre tract and along the southwest line of said Tract 4 surveyed this day **a distance of 793.44'** to a 1/2" iron rod w/MSS 6569 set in the southeast line of said 293.429 acre tract, the south corner of said Tract 4 surveyed this day, and in the northwest margin of US Highway 96, being the east corner of this tract;

Thence S 47°41'28" W along the southeast line of said 293.429 acre tract and the northwest margin of US Highway 96 **a distance of 449.08'** to a 1/2" iron rod w/MSS 6569 set in the southeast line of said 293.429 acre tract, the northwest margin of US Highway 96, and the east corner of Tract 2 surveyed this day, being the south corner of this tract;

Thence N 42°20'09" W bisecting said 293.429 acre tract and along the northeast line of said Tract 2 surveyed this day **a distance of 1146.88'** to a 1/2" iron rod w/MSS 6569 set in the northwest line of said 293.429 acre tract, a southwest corner of said 108.52 acre tract, the west corner of a called 9.313 acre tract conveyed to Henry Johnson Jr and Lena L. Johnson by a deed recorded in Volume 817 Page 193 of the Official Public Records of Jasper County, Texas, and the north corner of said Tract 2 surveyed this day, being the west corner of this tract. Said point being in the north line of said Abstract 1013 and the south line of said Abstract 99;

Thence N 85°53'28" E along the northwest line of said 293.429 acre tract, the southeast line of said 108.52 acre tract, the north line of said Abstract 1013 and the south line of said Abstract 99 **a distance of 571.53'** to the point of beginning, **containing 10.00 acres.**

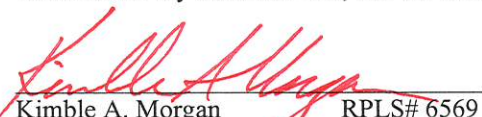
Notes:

- (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 8th day of August, 2023.


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

TEXAS AND NEW ORLEANS
RAILROAD COMPANY SURVEY
SECTION 52, ABSTRACT-1013
JASPER COUNTY, TEXAS

LEGAL DESCRIPTION
FOR A
9.07 ACRE TRACT
TRACT 4

BEING all that certain tract or parcel of land located in the Texas and New Orleans Railroad Company Survey, Section 52, Abstract 1013, situated in Jasper County, Texas, and being a portion of a called 293.429 acre tract lying west of US Highway 96, conveyed to Yellow W Land Co LLC by a deed recorded in Volume 798 Page 318 of the Official Public Records of Jasper County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod w/MSS 6569 set in the north line of said 293.429 acre tract, in the south line of a called 108.52 acre tract conveyed to Crown Pine Timber 1 LP by a deed recorded in Volume 803 Page 478 of the Official Public Records of Jasper County, Texas, and the northeast corner of Tract 3 surveyed this day, being the west corner of this tract. Said point being in the north line of said Abstract 1013 and the south line of the M. Crockett Survey, Abstract 99;

Thence N 85°53'28" E along the north line of said 293.429 acre tract, the south line of said 108.52 acre tract, the north line of said Abstract 1013 and the south line of said Abstract 99 a **distance of 294.71'** to a 4" x 4" concrete monument stamped "J-583" found in the north line of said 293.429 acre tract, and in the south line of said 108.52 acre tract, being in the north line of this tract. Said point being in the north line of said Abstract 1013 and the south line of said Abstract 99;

Thence N 86°27'55" E continuing along the north line of said 293.429 acre tract, a south line of said 108.52 acre tract, the north line of said Abstract 1013 and the south line of said Abstract 99 a **distance of 545.46'** to a 4" x 4" concrete monument found in the north line of said 293.429 acre tract, a southeast corner of said 108.52 acre tract, the southwest corner of a called 18.55 acre tract conveyed to Buna ISD by a deed recorded in Volume 129 Page 566 of the Deed Records of Jasper County, Texas, the north line of said Abstract 1013 and the south line of said Abstract 99, being in the north line of this tract;

Thence N 86°27'55" E continuing along the north line of said 293.429 acre tract, the south line of said 18.55 acre tract, the north line of said Abstract 1013 and the south line of said Abstract 99 a **distance of 430.50'** to a 1/2" iron rod w/MSS 6569 set for the northeast corner of said 293.429 acre tract, in the south line of said 18.55 acre tract, in the northwest margin of US Highway 96, in the north line of said Abstract 1013, and the south line of said Abstract 99, being the east corner of this tract;

Thence S 47°41'28" W along the southeast line of said 293.429 acre tract and the northwest margin of US Highway 96 a **distance of 991.99'** to a 1/2" iron rod w/MSS 6569 set in a southeast line of said 293.429 acre tract, the northwest margin of US Highway 96, and the east corner of said Tract 3 surveyed this day, being the south corner of this tract;

Thence N 42°20'37" W severing, over and across said 293.429 acre tract and along the northeast line of said Tract 3 surveyed this day a **distance of 793.44'** to the point of beginning, **containing 9.08 acres.**

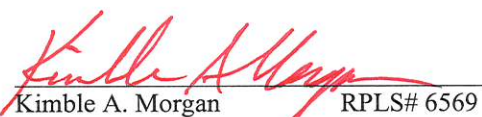
Notes:

- (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 8th day of August, 2023.


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

TEXAS AND NEW ORLEANS
RAILROAD COMPANY SURVEY,
SECTION 52, ABSTRACT-1013
JASPER COUNTY, TEXAS

Surveyor's Note(s)

- (1) All bearings recited herein are based on TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS CENTRAL ZONE (2277 EPSG) FIPS 4203, derived from GPS observations US Survey Feet, all distances are grid.
- (2) This survey was completed without the benefit of a current title report, and as such, not all easements or servitudes have been researched and/or shown at this time.
- (3) Subject property lies in Zone X according to the F.E.M.A. Flood Hazard Boundary Map 4824100550D dated December 17, 2010. Actual field elevations not determined unless requested.
- (4) The subject property abuts and adjoins a public roadway.
- (5) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4-Rural, TSPS Standard Land Survey. SEE ATTACHED LEGAL DESCRIPTION



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.
Given under my hand & seal, this the 8th day of August, 2023.

BY: *Kimble A. Morgan*
Kimble A. Morgan
Morgan Surveying Services, LLC
120 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC
PLAT VOID IF NOT SIGNED IN RED.

HENRY JOHNSON JR AND
LENA L. JOHNSON
CALLED 9.313 ACRES
VOLUME 817 PAGE 193
O.P.R.J.C.T.

CROWN PINE TIMBER 1 LP
CALLED 108.52 ACRES
VOLUME 803 PAGE 478
O.P.R.J.C.T.

M CROCKETT SURVEY,
ABSTRACT-99

BUNA ISD
CALLED 18.55 ACRES
VOLUME 129 PAGE 566
D.R.J.C.T.

TEXAS AND NEW ORLEANS
RAILROAD COMPANY SURVEY,
SECTION 52, ABSTRACT-1013

RONNY PAUL BROWN AND
NATALIE T. BROWN
CALLED 10.000 ACRES
VOLUME 852 PAGE 995
O.P.R.J.C.T.

HOUSTON AND TEXAS CENTRAL
RAILROAD COMPANY SURVEY,
SECTION 52, ABSTRACT-1031

RONNY PAUL BROWN AND
NATALIE TEE BROWN
CALLED 7.600 ACRES
VOLUME 881 PAGE 162
O.P.R.J.C.T.

YELLOW W LAND CO. LLC.
CALLED 293.429 ACRES
VOLUME 798 PAGE 318
O.P.R.J.C.T.

TRACT 2
10.00 ACRES
SURVEYED

TRACT 3
10.00 ACRES
SURVEYED

TRACT 4
9.07 ACRES
SURVEYED

TRACT 1
10.00 ACRES
SURVEYED

1/2" IRON PIN IN
CONFLICT WITH
PROPERTY LINE
0.10'
1/2" IRON PIN IN
CONFLICT WITH
PROPERTY LINE 0.25'
1/2" IRON PIN IN
CONFLICT WITH
PROPERTY LINE
1/2" IRON PIN IN
CONFLICT WITH
PROPERTY LINE
1/2" IRON PIN IN
CONFLICT WITH
PROPERTY LINE 0.34'
1/2" IRON PIN IN
CONFLICT WITH
PROPERTY LINE 0.19'

SCALE: 1" = 300'



LEGEND

- ⊕ 1/2" IRON ROD W/MSS 6569 (SET)
- ⊗ CONCRETE MONUMENT FOUND
- ⊙ TxDOT ALUMINUM DISK FOUND
- 1/2" IRON ROD FOUND
- ⊕ POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- SURVEY LINE

PLAT SHOWING A 10.00 ACRE TRACT, TRACT 3, AND A 9.07 ACRE TRACT, TRACT 4, OUT OF THE TEXAS AND NEW ORLEANS RAILROAD COMPANY SURVEY, SECTION 52, ABSTRACT 1013, JASPER COUNTY, TEXAS AND BEING A PORTION OF A CALLED 293.429 ACRE TRACT LYING WEST OF US HIGHWAY 96, HAVING BEEN CONVEYED TO YELLOW W LAND CO LLC BY A DEED RECORDED IN VOLUME 798 PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS