

**JACOB BECKER SURVEY
ABSTRACT-31
NEWTON COUNTY, TEXAS**

**LEGAL DESCRIPTION
FOR A
29.02 ACRE TRACT**

BEING all that certain tract or parcel of land located in the Jacob Becker Survey, Abstract 31, situated in Newton County, Texas, and being all of a called 4.99 acre tract, Tract 1, and all of a called 25.6860 acre tract, Tract 2, conveyed to Tammy Jarrell by a deed recorded in Volume 772 Page 139 of the Official Public Records of Newton County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod w/MSS 6569 set for the west corner of said 4.99 acre tract, in a recognized fence line that is acceptable to Tammy Jarrell as being the west corner of said 4.99 acre tract, also being at the north corner of a called 2.45 acre tract conveyed to Jerry W. Barnett and Freddie C. Barnett by a deed recorded in Volume 396 Page 534 of the Deed Records of Newton County, Texas, and in the southeast margin of Texas State Highway 63, being the most northerly west corner of this tract;

Thence along the northwest line of said 4.99 acre tract and the southeast margin of Texas State Highway 63 the following two (2) course and distances:

N 49°24'01" E a distance of 847.93' to a Texas Department of Transportation concrete monument found in the northwest line of this tract;

N 50°26'01" E a distance of 83.23' to a 1/2" iron rod w/MSS 6569 set for the north corner of this tract, and the west corner of the G.S. Jackson remainder of a called strip between State Highway 45, the A.C Woods Tract on the McGraw Creek, and the Old Burrs Ferry Road recorded in Volume 56 Page 47 of the Deed Records of Newton County, Texas

Thence S 07°42'52" W along the northeast line of said 4.99 acre tract and the southwest line of said G.S. Jackson remainder a **distance of 277.87'** to a 1/2" iron rod found for the east corner of said 4.99 acre tract, the south corner of said G.S Jackson remainder, and in the northwest line of said 25.6860 acre tract, being an interior corner of this tract;

Thence N 36°07'17" E along the northwest line of said 25.6860 acre tract and the southeast line of said G.S. Jackson remainder, **a distance of 82.22'** to an angle point in the southeast line of said 25.6860 acre tract and on the west back of McGraw Creek, being in the northeast line of this tract;

Thence along the northeast line of said 25.6860 acre tract and the west bank of McGraw Creek the following forty-two (42) course and distances:

S 05°49'27" W a distance of 22.98' to an angle point in the northeast line of this tract;
S 03°41'00" W a distance of 44.61' to an angle point in the northeast line of this tract;
S 15°45'00" W a distance of 85.50' to an angle point in the northeast line of this tract;
S 36°15'03" E a distance of 46.72' to an angle point in the northeast line of this tract;
S 80°03'56" E a distance of 47.59' to an angle point in the northeast line of this tract;
N 78°04'16" E a distance of 22.84' to an angle point in the northeast line of this tract;
S 05°07'14" E a distance of 34.98' to an angle point in the northeast line of this tract;
S 29°54'10" W a distance of 45.84' to an angle point in the northeast line of this tract;
S 20°05'12" E a distance of 23.83' to an angle point in the northeast line of this tract;
S 60°53'43" E a distance of 48.95' to an angle point in the northeast line of this tract;
S 14°18'33" E a distance of 33.10' to an angle point in the northeast line of this tract;
S 17°56'17" W a distance of 44.39' to an angle point in the northeast line of this tract;
S 58°56'59" E a distance of 35.83' to an angle point in the northeast line of this tract;
N 74°16'17" E a distance of 34.86' to an angle point in the northeast line of this tract;
N 55°10'29" E a distance of 35.90' to an angle point in the northeast line of this tract;
N 13°55'39" E a distance of 44.77' to an angle point in the northeast line of this tract;
N 57°49'38" E a distance of 40.11' to an angle point in the northeast line of this tract;
S 53°23'44" E a distance of 85.63' to an angle point in the northeast line of this tract;
S 89°38'44" E a distance of 46.89' to an angle point in the northeast line of this tract;
S 56°31'17" E a distance of 37.27' to an angle point in the northeast line of this tract;
S 63°44'12" E a distance of 64.54' to an angle point in the northeast line of this tract;
N 80°18'54" E a distance of 50.58' to an angle point in the northeast line of this tract;
S 74°26'12" E a distance of 47.74' to an angle point in the northeast line of this tract;
S 63°58'34" E a distance of 84.65' to an angle point in the northeast line of this tract;
S 15°54'18" W a distance of 44.85' to an angle point in the northeast line of this tract;
S 00°58'44" E a distance of 33.77' to an angle point in the northeast line of this tract;
S 46°34'39" E a distance of 26.07' to an angle point in the northeast line of this tract;
S 24°52'27" E a distance of 45.71' to an angle point in the northeast line of this tract;
S 20°31'33" E a distance of 40.54' to an angle point in the northeast line of this tract;
S 36°57'11" E a distance of 47.95' to an angle point in the northeast line of this tract;
S 78°12'37" E a distance of 32.30' to an angle point in the northeast line of this tract;
N 40°59'38" E a distance of 30.10' to an angle point in the northeast line of this tract;
N 08°09'21" E a distance of 48.21' to an angle point in the northeast line of this tract;
N 59°41'46" E a distance of 15.28' to an angle point in the northeast line of this tract;
S 35°46'29" E a distance of 80.71' to an angle point in the northeast line of this tract;
S 12°39'51" E a distance of 65.31' to an angle point in the northeast line of this tract;
S 11°06'12" W a distance of 99.22' to an angle point in the northeast line of this tract;
S 01°32'43" E a distance of 90.81' to an angle point in the northeast line of this tract;
S 27°48'11" E a distance of 66.73' to an angle point in the northeast line of this tract;
S 42°55'38" E a distance of 74.66' to an angle point in the northeast line of this tract;
S 58°21'45" E a distance of 42.51' to an angle point in the northeast line of this tract;
S 87°10'50" E a distance of 39.85' to an angle point for the east corner of this tract;

Thence along the southeast line of said 25.6860 acre tract and the west bank of McGraw Creek the following twenty-two (22) course and distances:

S 29°45'41" E a distance of 23.29' to an angle point in the southeast line of this tract;
S 21°11'42" W a distance of 46.07' to an angle point in the southeast line of this tract;
S 36°15'18" W a distance of 23.71' to an angle point in the southeast line of this tract;
N 60°01'57" W a distance of 9.39' to an angle point in the southeast line of this tract;
N 08°41'40" W a distance of 40.18' to an angle point in the southeast line of this tract;
N 64°56'31" W a distance of 42.66' to an angle point in the southeast line of this tract;
S 68°14'01" W a distance of 28.50' to an angle point in the southeast line of this tract;
S 10°53'08" W a distance of, 23.70' to an angle point in the southeast line of this tract;
S 06°01'26" E a distance of 29.47' to an angle point in the southeast line of this tract;
S 06°11'12" W a distance of 85.87' to an angle point in the southeast line of this tract;
S 03°20'15" E a distance of 46.02' to an angle point in the southeast line of this tract;
S 27°21'38" E a distance of 33.24' to an angle point in the southeast line of this tract;
S 77°24'54" E a distance of 25.47' to an angle point in the southeast line of this tract;
N 39°26'10" E a distance of 31.24' to an angle point in the southeast line of this tract;
S 52°58'32" E a distance of 40.32' to an angle point in the southeast line of this tract;
S 18°47'51" W a distance of 74.27' to an angle point in the southeast line of this tract;
S 34°15'24" W a distance of 59.74' to an angle point in the southeast line of this tract;
N 64°02'33" W a distance of 13.71' to an angle point in the southeast line of this tract;
N 36°49'57" W a distance of 39.84' to an angle point in the southeast line of this tract;
S 89°32'55" W a distance of 30.46' to an angle point in the southeast line of this tract;
S 77°17'24" W a distance of 33.00' to an angle point in the southeast line of this tract;

S 68°21'03" W a distance of 15.00' to an angle point for the south corner of this tract and the east corner of a called 39-3/4 acre tract conveyed to J. Booker Miller and Jessie Lewis Miller by a deed recorded in Volume 112 Page 186 of the Deed Records of Newton County, Texas;

Thence N 70°56'24" W along the southwest line of said 25.6860 acre tract and the northeast line of said 39-3/4 acre tract a distance of 1,469.75' to a 4" round concrete monument found for the west corner of said 25.6860 acre tract, the north corner of said 39-3/4 acre tract, and a south corner of a called 1.532 acre tract conveyed to Tommy L. Hopson and Sandra J. Hopson by a deed recorded in Volume 279 Page 650 of the Deed Records of Newton County, Texas, being the most southerly west corner of this tract;

Thence N 32°37'18" E along a west line of said 25.6860 acre tract and the southeast line of said 1.532 acre tract a distance of 121.91' to an iron pipe found in a west line of said 25.6860 acre tract, the east corner of said 1.532 acre tract, and the south corner of said 2.45 acre tract, being in a northwest line of this tract;

Thence N 29°20'44" E continuing along a west line of said 25.6860 acre tract and a southeast line of said 2.45 acre tract a distance of 244.42' to a 1/2" iron rod w/MSS 6569 set in the northwest line of said 25.6860 acre tract, the south corner of said 4.99 acre tract and the east corner of said 2.45 acre tract, as surveyed by Lynn R. Lovett RPLS 2418 January 2005, being an interior corner of this tract;

Thence N 36°07'42" E continuing along a west line of said 25.6860 acre tract a distance of 22.87' to a 1/2" iron rod w/MSS 6569 set in a fence line for the recognized south corner of said 4.99 acre tract, by Tammy Jerrell, being an interior corner of this tract;

Thence N 58°29'50" W along the new recognized southwest line of said 4.99 acre tract a distance of 348.59' to the point of beginning, containing 29.02 acres.

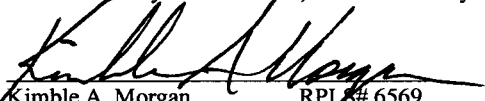
Notes:

- (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 16th day of May, 2023.


Kimble A. Morgan RPLS# 6569
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FIRM NO.10194159