

# SURVEY PLAT SHOWING

A 4.417 ACRE TRACT OF LAND OUT OF THE JACOB BECKER SURVEY, ABSTRACT NO. 31, NEWTON COUNTY, TEXAS AND BEING A PART OF THE CALLED 11.834 ACRE TRACT OF LAND SET ASIDE TO IDA SMITH AS FIFTH PARCEL IN PARTITION DEED DATED DECEMBER 31, 1931, AND RECORDED IN VOLUME 41, PAGE 458 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS

**NOTES:**

1. Set 1/2" iron rod at all corners or for reference to corner unless noted otherwise.
2. This survey is prepared for the exclusive use and benefit of the parties listed hereon. Liability to any other party may not be transferred or assigned.
3. The bearings cited hereon are oriented to the west line of Parcel Five of the above referenced Partition Deed.
4. For the meanders of the branch/ditch as depicted hereon see the accompanying legal description.
5. The branch/ditch as depicted hereon has changed course since 1948.
6. 3" iron pipe found on subject property for unknown purpose.
7. The subject property abuts and adjoins a public road.

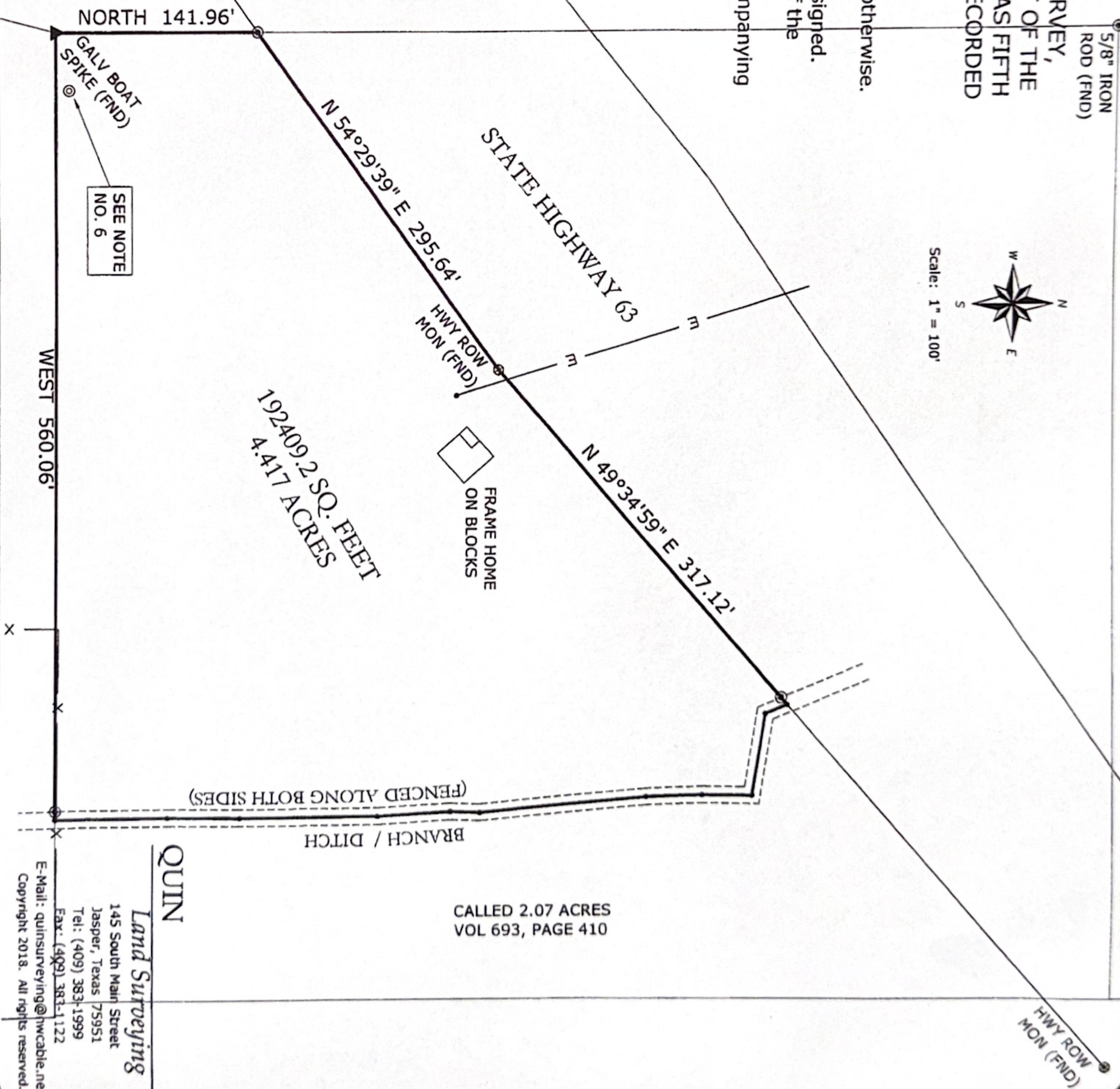
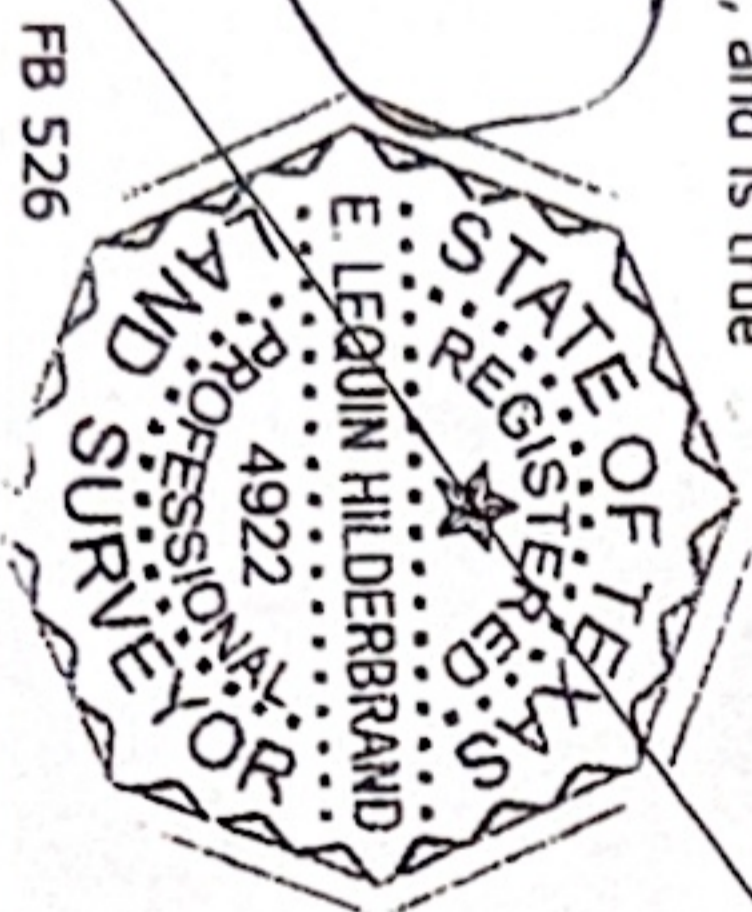
**SURVEY PREPARED EXCLUSIVELY FOR:**

**BUYER:** Calvin Turner and Melinda Turner  
**SELLER:** Estate of I.W. Richmond and Ruby Richmond  
**TITLE COMPANY:** Garland Smith Abstract  
**PROPERTY ADDRESS:** State Highway 63 E  
 Burkeville, Texas 75932

Use of this survey by any other person or entity is strictly prohibited.

I, E. Leguin 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. Leguin Hilderbrand RPLS No. 4922  
 Surveyed December 12, 2018  
 NC 031 - Turner (Richmond Estate) - 4.417 Acres



**QUIN**

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CALLED 2.07 ACRES  
 VOL 693, PAGE 410

**LEGAL DESCRIPTION**

**JACOB BECKER SURVEY  
ABSTRACT NO. 31**

**NEWTON COUNTY, TEXAS**

**4.417 ACRES**

**BEING** a 4.417 acre tract of land out of the Jacob Becker Survey, Abstract No. 31, Newton County, Texas, and further being a part of the called 11.834 acre tract of land described as FIFTH parcel in Partition Deed dated December 31, 1931, as recorded in Volume 41, Page 458 of the Deed Records of Newton County, Texas, the said 4.417 acre tract of land being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set in the southeasterly margin of State Highway 63 for the northwesterly corner of the herein described tract of land, the said iron rod being in the west line of the above referenced 11.834 acre tract of land (PARCEL FIVE) and from which iron rod a 5/8" iron rod found for the northwest corner of said 11.834 acre tract of land (PARCEL FIVE) bears North, a distance of 600.74 feet and also from said iron a State of Texas highway right-of-way monument found bears S 54°29'39" W, a distanced of 408.70 feet;

**THENCE N 54°29'39" E**, with the southeasterly margin of State Highway 63 and severing the above referenced 11.834 acre tract of land (PARCEL FIVE), a distance of **295.64 feet** to a State of Texas highway right-of-way monument;

**THENCE N 49°34'59" E**, continuing with the southeasterly margin of State Highway 63 and still severing the above referenced 11.834 acre tract of land (PARCEL FIVE), at 310.82 feet pass a 1/2" iron rod set for reference and at a total distance of **317.12 feet** to a point in a branch or ditch for the northwesterly corner of a called 2.07 acre tract of land as described in Volume 693, Page 410 of the Official Public Records of Newton County, Texas;

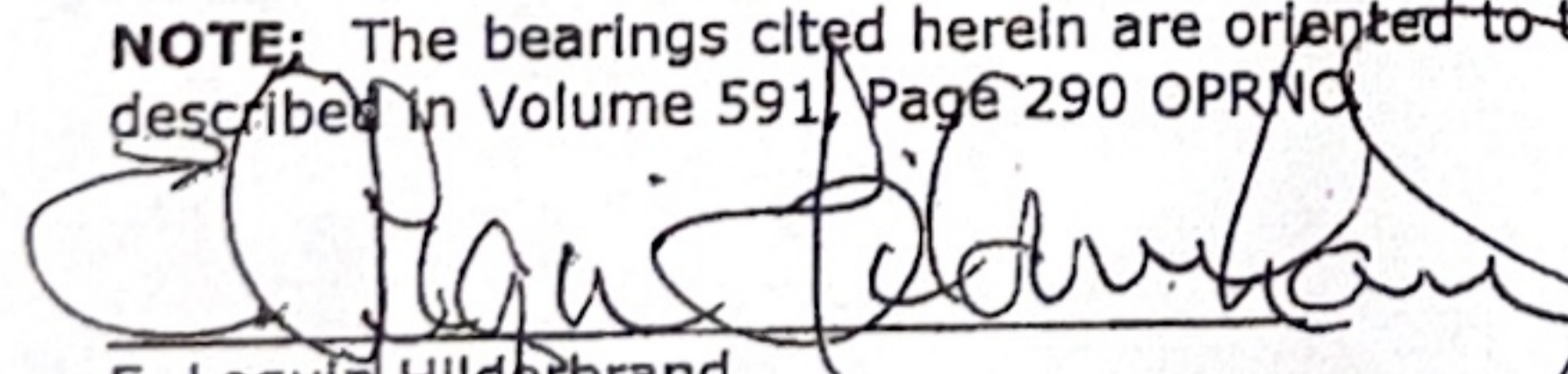
**THENCE** still severing the above referenced 11.834 acre tract of land (PARCEL FIVE) and traversing with the recognized westerly bounds of the said 2.07 acre tract of land, same being the center of said branch or ditch (course has changed slightly since 1948) as follows:

- 1) **S 22°43'15" E**, a distance of **16.50 feet**;
- 2) **S 80°46'36" E**, a distance of **59.48 feet**;
- 3) **S 01°09'42" W**, a distance of **34.93 feet**;
- 4) **S 01°39'42" E**, a distance of **19.75 feet**;
- 5) **S 01°39'42" E**, a distance of **19.75 feet**;
- 6) **S 05°04'57" E**, a distance of **118.93 feet**;
- 7) **S 02°08'22" W**, a distance of **21.24 feet**;
- 8) **S 03°07'41" E**, a distance of **51.77 feet**;
- 9) **S 00°11'44" E**, a distance of **97.81 feet**;
- 10) **S 00°43'38" W**, a distance of **51.32 feet**;
- 11) **S 00°07'57" E**, a distance of **79.59 feet** to a point in the south line of said 11.834 acre tract of land (PARCEL FIVE) for the southwesterly corner of said 2.07 acre tract of land;

**THENCE West**, with the south line of the above referenced 11.834 acre tract of land (PARCEL FIVE), at 6.00 feet pass a 1/2" iron rod set for reference and at a total distance of **560.06 feet** to a galvanized boat spike found at the southwest corner of said 11.834 acre tract of land (PARCEL FIVE);

**THENCE North**, with the west line of the above referenced 11.834 acre tract of land (PARCEL FIVE), a distance of **141.96 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **4.417 acres of land**.

**NOTE:** The bearings cited herein are oriented to the north most west line of an 8-acre tract of land described in Volume 591, Page 290 OPRNC.



E. Lequin Hilderbrand  
RPLS No. 4922  
Surveyed August 8-20, 2018

