

METES AND BOUNDS DESCRIPTION

8.72 ACRE TRACT – Tract 2

NATHANIEL H. COCHRAN LEAGUE

ABSTRACT NUMBER 55

NEWTON COUNTY, TEXAS

Being an 8.72 acre tract of land in and a part of the Nathaniel H. Cochran League, Abstract Number 55, Newton County, Texas, and being part of a called 28.00 acre tract of land as recorded in Volume 765, Page 452, of the Deed Records, of Newton County, Texas, said 8.72 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is marking a point on the West right-of-way line of Texas State Highway Number 87, said 1/2" iron rod is marking a point on the Southernmost North line of a called 15.61 acre tract of land, known as Tract One, as recorded in Volume 433, Page 457, of the Deed Records of Newton County, Texas, from said 1/2" iron rod at South 09 deg. 00 min. 46 sec. West bears a concrete monument at 316.23 feet, said 1/2" iron rod has a State Plane Coordinate Value of N=10278904.07 and E=4340711.35;

THENCE, along the meanders of the ditch top and with the Southernmost North line of the said called 15.61 acre tract as follows:

North 46 deg. 00 min. 16 sec. West, for a distance of 95.84 feet to a point along the ditch top for corner;
North 51 deg. 31 min. 58 sec. West, for a distance of 17.28 feet to a point along the ditch top for corner;
South 46 deg. 39 min. 06 sec. West, for a distance of 146.11 feet to a point along the ditch top for corner;
North 52 deg. 51 min. 54 sec. West, for a distance of 38.89 feet to a point along the ditch top for corner;
North 26 deg. 41 min. 06 sec. East, for a distance of 96.94 feet to a point along the ditch top for corner;
North 78 deg. 58 min. 06 sec. East, for a distance of 109.16 feet to a point along the ditch top for corner;
North 29 deg. 11 min. 04 sec. East, for a distance of 18.29 feet to a point for corner in the center of the ditch;

THENCE, continuing along the meanders of the center of the ditch and with the Eastern line of the said called 15.61 acre tract of land as follows:

North 42 deg. 36 min. 44 sec. West, for a distance of 58.59 feet to a point for corner in the ditch center;
North 41 deg. 58 min. 14 sec. West, for a distance of 53.53 feet to a point for corner in the ditch center;
North 15 deg. 25 min. 03 sec. East, for a distance of 58.50 feet to a point for corner in the ditch center;
North 20 deg. 34 min. 48 sec. West, for a distance of 21.74 feet to a point for corner in the ditch center;
North 45 deg. 57 min. 25 sec. West, for a distance of 26.08 feet to a point for corner in the ditch center;
South 80 deg. 41 min. 51 sec. West, for a distance of 106.53 feet to a point for corner in the ditch center;
South 70 deg. 57 min. 19 sec. West, for a distance of 34.94 feet to a point for corner in the ditch center;
South 22 deg. 55 min. 34 sec. West, for a distance of 87.88 feet to a point for corner in the ditch center;
South 21 deg. 15 min. 44 sec. West, for a distance of 33.65 feet to a point for corner in the ditch center;
South 63 deg. 33 min. 42 sec. West, for a distance of 31.15 feet to a point for corner in the ditch center;
North 80 deg. 50 min. 09 sec. West, for a distance of 15.57 feet to a point for corner in the ditch center;

THENCE, continuing along the meanders of the center of the ditch and with the Eastern line of the said called 15.61 acre tract of land as follows:

North 11 deg. 18 min. 54 sec. East, for a distance of 32.55 feet to a point for corner in the ditch center;
North 14 deg. 53 min. 31 sec. East, for a distance of 72.25 feet to a point for corner in the ditch center;
North 12 deg. 42 min. 24 sec. West, for a distance of 25.42 feet to a point for corner in the ditch center;
North 48 deg. 31 min. 13 sec. West, for a distance of 136.78 feet to a point for corner in the ditch center;
North 41 deg. 11 min. 41 sec. West, for a distance of 20.64 feet to a point for corner in the ditch center;
North 11 deg. 28 min. 09 sec. West, for a distance of 25.05 feet to a point for corner in the ditch center;
North 59 deg. 54 min. 35 sec. East, for a distance of 40.87 feet to a point for corner in the ditch center;
North 66 deg. 21 min. 46 sec. East, for a distance of 61.80 feet to a point for corner in the ditch center;
North 24 deg. 23 min. 45 sec. East, for a distance of 38.56 feet to a point for corner in the ditch center;
North 00 deg. 05 min. 46 sec. East, for a distance of 62.56 feet to a point for corner in the ditch center;
North 29 deg. 11 min. 09 sec. West, for a distance of 34.55 feet to a point for corner in the ditch center;
North 80 deg. 31 min. 35 sec. West, for a distance of 42.16 feet to a point for corner in the ditch center;
South 67 deg. 53 min. 49 sec. West, for a distance of 70.75 feet to a point for corner in the ditch center;
South 59 deg. 37 min. 09 sec. West, for a distance of 53.84 feet to a point for corner in the ditch center;
South 51 deg. 16 min. 45 sec. West, for a distance of 21.98 feet to a point for corner in the ditch center;
North 16 deg. 06 min. 16 sec. West, for a distance of 43.92 feet to a point for corner in the ditch center;
North 31 deg. 52 min. 14 sec. East, for a distance of 26.39 feet to a point for corner in the ditch center;
North 32 deg. 30 min. 07 sec. East, for a distance of 58.23 feet to a point for corner in the ditch center;
North 58 deg. 54 min. 14 sec. East, for a distance of 93.81 feet to a point for corner in the ditch center;
North 10 deg. 40 min. 00 sec. East, for a distance of 41.92 feet to a point for corner in the ditch center;
North 45 deg. 17 min. 48 sec. West, for a distance of 46.29 feet to a point for corner in the ditch center;

THENCE, North 54 deg. 43 min. 00 sec. East, along the Northernmost South line of the said called 15.61 acre tract of land, for a distance of 626.47 feet to a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is marking a point on the West right-of-way line of Texas State Highway Number 87, said 1/2" iron rod is marking a point on the South line of the said called 15.61 acre tract of land;

THENCE, along a curve to the right and along the West right-of-way line of Texas State Highway Number 87, (Chord Bearing) South 01 deg. 33 min. 00 sec. East, (Chord Distance) 624.61 feet, (Arc Length) 626.02 feet, (Radius) 2695.56 feet to a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is marking a point on the West right-of-way line of Texas State Highway Number 87;

THENCE, South 06 deg. 00 min. 45 sec. West, continuing along the said West right-of-way, for a distance of 305.41 feet to a 1/2" iron rod capped BLS 2512 set for corner;

THENCE, South 08 deg. 43 min. 39 sec. West, continuing along the said West right-of-way line, for a distance of 191.02 feet to the POINT OF BEGINNING and containing 8.72 acres of land.

Note: Bearings, distances, and coordinates are referenced to the Texas State Plane Coordinate System Central Zone (4203) NAD 83.

23-490B

09/07/2023



METES AND BOUNDS DESCRIPTION
1.05 ACRE TRACT – Tract 3
NATHANIEL H. COCHRAN LEAGUE
ABSTRACT NUMBER 55
NEWTON COUNTY, TEXAS

Being a 1.05 acre tract of land in and a part of the Nathaniel H. Cochran League, Abstract Number 55, Newton County, Texas, and being all of a called 1.10 acre tract of land as recorded in Volume 765, Page 452, of the Deed Records, of Newton County, Texas, said 1.05 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is marking the Southeast corner of the tract herein being described, said 1/2" iron rod is marking a point where the West right-of-way of Texas State Highway Number 87 intersects with the North right-of-way of Old Newton Highway, from said 1/2" iron rod a concrete monument found bears South 10 deg. 15 min. 00 sec. West at a distance of 48.24 feet, said 1/2" iron rod has a State Plane Coordinate Value of N=10278639.21 and E=4340670.39;

THENCE, North 79 deg. 26 min. 12 sec. West, along the North right-of-way line of Old Newton Highway, for a distance of 211.69 feet to a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is marking the Southernmost Southeast corner of a called 15.61 acre tract of land as recorded in Volume 433, Page 457, of the Deed Records of Newton County, Texas;

TEHNCE, North 13 deg. 16 min. 58 sec. East, along the East line of the said called 15.61 acre tract of land, for a distance of 157.39 feet to a 3/4" iron pipe found for corner, said 3/4" iron pipe is marking a corner on the East line of the said called 15.61 acre tract of land;

THENCE, along the meanders of a ditch top and along a South line of the said called 15.61 acre tract of land as follows:

North 56 deg. 57 min. 02 sec. East, for a distance of 20.89 feet to a point for corner;
North 79 deg. 15 min. 58 sec. East, for a distance of 35.65 feet to a point for corner;
North 35 deg. 04 min. 14 sec. East, for a distance of 47.30 feet to a point for corner;
North 40 deg. 01 min. 30 sec. East, for a distance of 41.81 feet to a point for corner;
North 77 deg. 28 min. 06 sec. East, for a distance of 26.33 feet to a point for corner;

THENCE, South 43 deg. 17 min. 54 sec. East, continuing along the said ditch top and South line of the said called 15.61 acre tract of land, for a distance of 104.97 feet to a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is marking a point on the West right-of-way line of Texas State Highway Number 87, said 1/12" iron rod is marking a Southeast corner of the said called 15.61 acre tract of land;

THENCE, South 08 deg. 45 min. 19 sec. West, along the West right-of-way line of Texas State Highway Number 87, for a distance of 212.54 feet to the POINT OF BEGINNING and containing 1.05 acres of land.

Note: Bearings, distances, and coordinates are referenced to the Texas State Plane Coordinate System Central Zone (4203) NAD 83.

23-490C

09/07/2023

