

LEGAL DESCRIPTION
FOR A
18.10 ACRE TRACT

BEING all that certain tract or parcel of land located in the Houston and Texas Central Railroad Company Survey, Section 212, Abstract 915, situated in Jasper County, Texas, and being all the remainder of a called 20 acre tract, having been conveyed to Donald David Ealand by a deed recorded in Volume 1309 Page 650 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 with MSS 6569 set for the northeast corner of said 20 acre remainder, at an interior corner of a called 172.212 acre tract having been conveyed to Kenneth E. Coffy by a deed recorded in Volume 842 Page 466 of the Official Public Records of Jasper County, Texas, said iron rod set being the northeast corner of this tract, from which a 1/2" iron rod found for the interior corner of said 172.212 acre tract bears S 33°00'48" E a distance of 8.18';

Thence S 03°52'04" E along the east line of said 20 acre remainder and a west line of said 172.212 acre tract a distance of 578.61' to a 4" x 4" concrete monument found for the southeast corner of said 20 acre remainder, a southwest corner of said 172.212 acre tract, and in the north line of another called 20.00 acre tract, Tract One, having been conveyed to John B. Coffy and Virginia L. Coffy by a deed recorded in Volume 900 Page 835 of the Official Public Records of Jasper County, Texas, being the southeast corner of this tract;

Thence S 86°08'44" W along the south line of said 20 acre remainder, with an existing fence, the north line of said 20.00 acre tract, Tract One and at 1254.83' passing an iron rod found for the northeast corner of a called 0.9 of an acre tract, Tract One, having been conveyed to Taylor Douglas Ealand by a deed recorded in Volume 1085 Page 465 of the Official Public Records of Jasper County, Texas continuing a total distance of 1428.72' to a 1/2" iron rod w/MSS 6569 set in the east right of way of US Highway 96 for the southwest corner of said 20 acre remainder and the northwest corner of said 0.9 of an acre tract, being the southwest corner of this tract;

Thence along the west line of said 20 acre remainder and with the east line of a called 1.169 acre tract conveyed to the State of Texas by a deed recorded in Volume 207 Page 80 of the Deed Records of Jasper County, Texas and with the east right of way of existing US Highway 96 the following two (2) course and distances:

N 07°58'35" E a distance of 40.92' to a Texas Department of Transportation (TxDOT) concrete monument found at the point of commencement of a curve to the right having a radius of 10176.06', a chord bearing of N 09°40'47" E, and a chord length of 553.94';

Thence with said curve to the right with an arc length of 554.01' to a 1/2" iron rod with MSS 6569 set in the east right of way of said US Highway 96 for the northwest corner of said 20 acre remainder, being the northwest corner of this tract, where a 1/2" iron rod found for the southwest corner of a called 2.8237 acre tract having been conveyed to Coastal Welding Management INC by a deed recorded in Volume 1050 Page 308 of the Official Public Records of Jasper County, Texas bears N 11°17'19" E a distance of 17.';

Thence N 86°08'44" E along north line of said 20 acre remainder, at 442.73' passing a 3" x 3" concrete monument found for the southeast corner of said 2.8237 acre tract, and a west corner of said 172.212 acre tract, continuing along with the north line of said 20 acre remainder and a south line of said 172.212 acre tract a total distance of 1290.70' to the point of beginning, containing 18.10 acres.

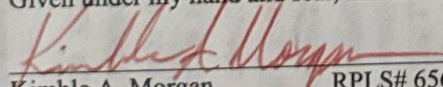
Notes:

- (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 23rd day of October 2024.


Kimble A. Morgan RPLS# 6569
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Employee of Morgan Surveying Services, LLC

FIRM NO.10194159