

SURVEY PLAT SHOWING

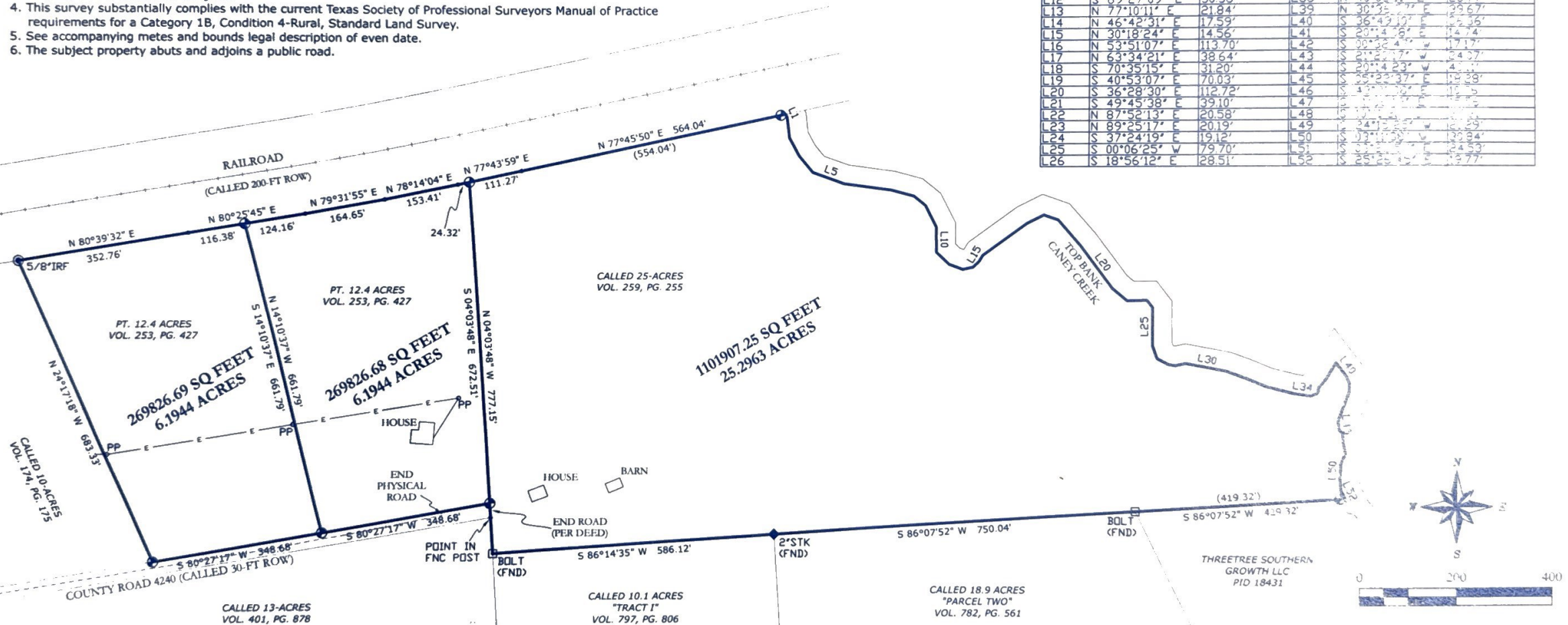
A 25.2963 ACRE TRACT OF LAND AND TWO 6.1944 ACRE TRACTS OF LAND OUT OF THE FRANCIS WILLIAMS SURVEY, ABSTRACT NO. 521, NEWTON COUNTY, TEXAS, THE SAID 25.2963 ACRE TRACT BEING ALL OF THE CALLED 25-ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 259, PAGE 255 DRNC AND BOTH 6.1944 ACRE TRACTS OF LAND BEING A DIVISION OF THE CALLED 12.4 ACRE TRACT DESCRIBE IN VOLUME 253, PAGE 427 DRNC

NOTES:

1. Set 1/2" iron rod with "QUIN" cap at all corners unless noted otherwise.
2. The bearings shown hereon are oriented to the Texas State Plane Coordinate System, Texas Central Zone 4203, NAD 83, per GPS observations performed on September 17-December 5, 2025. All distances are at grid.
3. This survey prepared exclusively for the use and benefit of the parties named hereon. Liability to any other party may not be transferred or assigned.
4. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4-Rural, Standard Land Survey.
5. See accompanying metes and bounds legal description of even date.
6. The subject property abuts and adjoins a public road.

TOP BANK CANEY CREEK MEANDERS:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 24°20'18" E	8.15'	L27	S 62°39'35" E	25.68'
L2	S 06°33'45" E	42.33'	L28	S 80°29'15" E	14.43'
L3	S 28°14'49" E	43.10'	L29	N 77°28'36" E	21.93'
L4	S 39°42'47" E	44.75'	L30	S 79°24'10" E	83.76'
L5	S 70°17'07" E	69.95'	L31	S 69°38'50" E	43.21'
L6	S 82°13'19" E	100.20'	L32	S 67°42'03" E	45.66'
L7	S 74°58'15" E	48.86'	L33	S 75°44'40" E	56.07'
L8	S 51°19'36" E	31.26'	L34	S 82°16'49" E	34.93'
L9	S 26°42'50" E	51.19'	L35	N 72°10'57" E	12.35'
L10	S 00°26'11" E	52.54'	L36	N 45°09'10" E	6.84'
L11	S 46°11'02" E	36.88'	L37	N 00°06'11" W	7.53'
L12	S 69°27'09" E	30.56'	L38	N 40°02'11" E	23.77'
L13	N 77°10'11" E	21.84'	L39	N 30°35'22" E	29.67'
L14	N 46°42'31" E	17.59'	L40	S 36°42'10" E	12.36'
L15	N 30°18'24" E	14.56'	L41	S 20°14'26" E	14.74'
L16	N 53°51'07" E	113.70'	L42	S 00°02'41" W	17.17'
L17	N 63°34'21" E	38.64'	L43	S 21°02'07" E	24.07'
L18	S 70°35'15" E	31.20'	L44	S 20°14'23" W	4.11'
L19	S 40°53'07" E	70.03'	L45	S 65°25'37" E	12.38'
L20	S 36°28'30" E	112.72'	L46	S 41°02'07" E	11.15'
L21	S 49°45'38" E	39.10'	L47	S 71°02'07" E	11.15'
L22	N 87°52'13" E	20.58'	L48	S 34°12'07" E	10.59'
L23	N 89°25'17" E	20.19'	L49	S 34°12'07" E	10.59'
L24	S 37°24'19" E	19.12'	L50	S 34°12'07" E	10.59'
L25	S 00°06'25" W	79.70'	L51	S 34°12'07" E	10.59'
L26	S 18°56'12" E	28.51'	L52	S 34°12'07" E	10.59'



I, E. Lequin Hildebrand, 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. This document is null and void without original or electronic signature and seal.

E. Lequin Hildebrand RPLS No. 4922
Surveyed September 17 - December 5, 2025
NC 521- Correll-Hughes (Hughes) - 25.2963 Ac_Two 6.1944 Acs



SURVEY PREPARED EXCLUSIVELY FOR AND CERTIFIED TO:

CLIENT: Larry Correll-Hughes
OWNER: Estate of Burton Roy Hughes
PROPERTY LOCATION: East End of County Road 4240
Bon Wier, Texas 75928
Use of this survey by any other person is strictly prohibited.

QUIN
Land Surveying
Firm No. 10131000
145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122
E-Mail: lequin@quinsurveying.com
Copyright 2025 All rights reserved



LEGAL DESCRIPTION

FRANCIS WILLIAMS SURVEY ABSTRACT NO. 521

NEWTON COUNTY, TEXAS

25.2963 ACRES

BEING a 25.2963 acre tract of land out of the Francis Williams Survey, Abstract No. 521, Newton County, Texas and being all of the called 125-acre tract of land as described in General Warranty Deed dated December 15, 1973, from Burton Rester Hughes and wife, Faye M. Hughes, to Burton Roy Hughes as recorded in Volume 259, Page 255 of the Deed Records of Newton County, Texas, the said 25.2963 acre tract of land being more particularly described as follows:

BEGINNING at an iron bolt found for the southwesterly corner of the above referenced 25-acre tract of land, same being the northwesterly corner of a called 10.01 acre tract of land, said iron bolt also being in the easterly line of a called 13-acre tract of land (Volume 401, Page 878 DRNC);

THENCE N 04°03'48" W, with a portion of the westerly line of the above referenced 25-acre tract of land and traversing with a portion of the easterly line of the said 13-acre tract of land, at 74.83 feet pass a point in a fence post (said point being 1.56 feet easterly of a 1" iron pipe found out of line) for the northeasterly corner of said 13-acre tract of land and the southeasterly corner point of the County Road 4240 right-of-way (as described in historic deeds), at 104.64 feet pass a 1/2" iron rod with "QUIN" cap set for the southeasterly corner of a called 12.4 acre tract of land (Volume 253, Page 427 DRNC and continuing same course, traversing with the easterly line of said 12.4 acre tract of land, **a total distance of 777.15 feet** to a 1/2" iron rod with "QUIN" cap set in the southerly margin of BN&SF Railroad right-of-way for the northwesterly corner of said 25-acre tract of land, same being the northeasterly corner of said 12.4 acre tract of land;

THENCE N 77°43'59" E, with a portion of the northerly line of the above referenced 25-acre tract of land and traversing with the southerly margin of said BN&SF Railroad right-of-way, **a distance of 111.27 feet** to an angle point;

THENCE N 77°45'50" E, continuing with the northerly line of the above referenced 25-acre tract of land and traversing with the southerly margin of said BN&SF Railroad right-of-way, at 554.04 feet pass a 1/2" iron rod with "QUIN" cap set for reference west of Caney Creek, continuing same course **a distance of 564.04 feet** to a point on the top bank of Caney Creek for the northeasterly corner of said 25-acre tract of land;

THENCE with the easterly bounds of the above referenced 25-acre tract of land and traversing with the westerly bank of Caney Creek as follows:

- 1) **S 24°20'18" E, a distance of 8.15 feet;**
- 2) **S 06°33'45" E, a distance of 42.33 feet;**
- 3) **S 28°14'49" E, a distance of 43.10 feet;**
- 4) **S 39°42'47" E, a distance of 44.75 feet;**
- 5) **S 70°17'07" E, a distance of 69.95 feet;**
- 6) **S 82°13'19" E, a distance of 100.20 feet;**
- 7) **S 74°58'15" E, a distance of 48.86 feet;**
- 8) **S 51°19'36" E, a distance of 31.26 feet;**
- 9) **S 26°42'50" E, a distance of 51.19 feet;**
- 10) **S 00°26'11" E, a distance of 52.54 feet;**
- 11) **S 46°11'02" E, a distance of 36.88 feet;**
- 12) **S 69°27'09" E, a distance of 30.56 feet;**
- 13) **N 77°10'11" E, a distance of 21.84 feet;**
- 14) **N 46°42'31" E, a distance of 17.59 feet;**
- 15) **N 30°18'24" E, a distance of 14.56 feet;**
- 16) **N 53°51'07" E, a distance of 113.70 feet;**
- 17) **N 63°34'21" E, a distance of 38.64 feet;**

145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122

E-Mail: lequin@quinsurveying.com
Website: quinsurveying.com

- 18) S 70°35'15" E, a distance of 31.20 feet;
- 19) S 40°53'07" E, a distance of 70.03 feet;
- 20) S 36°28'30" E, a distance of 112.72 feet;
- 21) S 49°45'38" E, a distance of 39.10 feet;
- 22) N 87°52'13" E, a distance of 20.58 feet;
- 23) N 89°25'17" E, a distance of 20.19 feet;
- 24) S 37°24'19" E, a distance of 19.12 feet;
- 25) S 00°06'25" W, a distance of 79.70 feet;
- 26) S 18°56'12" E, a distance of 28.51 feet;
- 27) S 62°39'35" E, a distance of 25.68 feet;
- 28) S 80°29'15" E, a distance of 14.43 feet;
- 29) N 77°28'36" E, a distance of 21.93 feet;
- 30) S 79°24'10" E, a distance of 83.76 feet;
- 31) S 69°38'50" E, a distance of 43.21 feet;
- 32) S 67°42'03" E, a distance of 45.66 feet;
- 33) S 75°44'40" E, a distance of 56.07 feet;
- 34) S 82°16'49" E, a distance of 34.93 feet;
- 35) N 72°10'57" E, a distance of 12.35 feet;
- 36) N 45°09'10" E, a distance of 6.84 feet;
- 37) N 00°06'11" W, a distance of 7.58 feet;
- 38) N 30°36'57" E, a distance of 39.67 feet;
- 39) S 36°49'10" E, a distance of 36.36 feet;
- 40) S 20°14'08" E, a distance of 14.74 feet;
- 41) S 00°32'47" W, a distance of 17.17 feet;
- 42) S 21°20'17" W, a distance of 24.07 feet;
- 43) S 20°14'23" W, a distance of 40.11 feet;
- 44) S 05°22'37" E, a distance of 18.28 feet;
- 45) S 43°31'08" E, a distance of 10.76 feet;
- 46) S 01°56'19" E, a distance of 15.56 feet;
- 47) S 10°11'22" E, a distance of 27.31 feet;
- 48) S 24°15'25" W, a distance of 21.29 feet;
- 49) S 03°11'38" W, a distance of 30.84 feet;
- 50) S 03°22'57" E, a distance of 24.53 feet;
- 51) S 25°26'45" E, a distance of 19.77 feet to a point for the southeasterly corner of said 25-acre tract of land, same being the northeasterly corner of a ThreeTree Southern Growth tract of land (PID 18431);

THENCE S 86°07'52" W, with a portion of the southerly line of the above referenced 25-acre tract of land and traversing with the northerly line of said ThreeTree Southern Growth tract of land, **a distance of 429.32 feet** to a square bolt found at the northwesterly corner of said ThreeTree Southern Growth tract of land and the northeasterly corner of a called 18.9 acre tract of land (Volume 782, Page 561 OPRNC);

THENCE S 86°07'52" W, continuing with a portion of the southerly line of the above referenced 25-acre tract of land and traversing with the northerly line of said 18.9 acre tract of land, **a distance of 750.04 feet** to a 2" square iron stake found at the northwesterly corner of said 18.9 acre tract of land and the northeasterly corner of the above mentioned 10.1 acre tract of land;

THENCE S 86°14'35" W, continuing with a portion of the southerly line of the above referenced 25-acre tract of land and traversing with the northerly line of said 10.1 acre tract of land, **a distance of 586.12 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **25.2963 acres of land**.

NOTES:

- The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone 4203, NAD 83, per GPS observations performed on September 17 thru December 5, 2025. US Survey feet, distances are at grid.
- This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-Rural, Standard Land Survey.
- See accompanying plat of even date.



QUIN
Land Surveying

E. Lequin Hilderbrand

E. Lequin Hilderbrand
RPLS No. 4922
For Quin Land Surveying
Firm No. 10131000
Surveyed September 17 thru December 5, 2025



LEGAL DESCRIPTION**FRANCIS WILLIAMS SURVEY
ABSTRACT NO. 521****NEWTON COUNTY, TEXAS****6.1944 ACRES**

BEING a 6.1944 acre tract of land out of the Francis Williams Survey, Abstract No. 521, Newton County, Texas and being the westerly 6.1944 acres out of the called 12.4 acre tract of land as described in General Warranty Deed acknowledged on August 31, 1972, from Burton Rester Hughes and wife, Faye Hughes, to Burton Roy Hughes as recorded in Volume 253, Page 427 of the Deed Records of Newton County, Texas, the said 6.1944 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8" iron bolt found in the southerly margin of the BN&SF Railroad right-of-way for the northwesterly corner of the above referenced 12.4 acre tract of land, same being the northeasterly corner of a called 10-acre tract of land (Volume 174, Page 175 DRNC);

THENCE with a portion of the northerly line of the above referenced 12.4 acre tract of land and traversing with the southerly margin of the BN&SF Railroad right-of-way as follows:

- 1) **N 80°39'32" E, a distance of 352.76 feet** to an angle point;
- 2) **N 80°25'45" E, a distance of 116.38 feet** to a 1/2" iron rod with "QUIN" cap set in the southerly margin of BN&SF Railroad right-of-way for the northeasterly corner of the herein described tract of land;

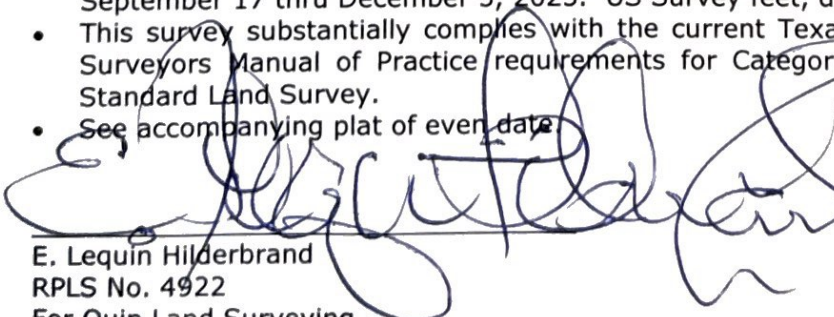
THENCE S 14°10'37" E, severing the above referenced 12.4 acre tract of land, **a distance of 661.79 feet** to a 1/2" iron rod with "QUIN" cap set in the northerly of County Road 4240 for the southeasterly corner of the herein described tract of land;

THENCE S 80°27'17" W, with a portion of the southerly line of the above referenced 12.4 acre tract of land and traversing with the northerly margin of County Road 4240, **a distance of 348.68 feet** to a 1/2" iron rod with "QUIN" cap set in the northerly of County Road 4240 for the southwesterly corner of the said 12.4 acre tract of land, same being the southwesterly corner of the herein described tract of land and the southeasterly corner of the above mentioned 10-acre tract of land;

THENCE N 24°17'18" W, with the westerly line of the above referenced 12.4 acre tract of land, same being the easterly line of the said 10-acre tract of land, **a distance of 683.33 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **6.1944 acres of land**.

NOTES:

- The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone 4203, NAD 83, per GPS observations performed on September 17 thru December 5, 2025. US Survey feet, distances are at grid.
- This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-Rural, Standard Land Survey.
- See accompanying plat of even date.



E. Lequin Hilderbrand
RPLS No. 4922
For Quin Land Surveying
Firm No. 10131000

Surveyed September 17 thru December 5, 2025





LEGAL DESCRIPTION

FRANCIS WILLIAMS SURVEY ABSTRACT NO. 521

NEWTON COUNTY, TEXAS

6.1944 ACRES

BEING a 6.1944 acre tract of land out of the Francis Williams Survey, Abstract No. 521, Newton County, Texas and being the easterly 6.1944 acres out of the called 12.4 acre tract of land as described in General Warranty Deed acknowledged on August 31, 1972, from Burton Rester Hughes and wife, Faye Hughes, to Burton Roy Hughes as recorded in Volume 253, Page 427 of the Deed Records of Newton County, Texas, the said 6.1944 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "QUIN" cap set in the southerly margin of BN&SF Railroad right-of-way for the northeasterly corner of the above referenced 12.4 acre tract of land, same being the northwesterly corner of a called 25-acre tract of land (Volume 259, Page 255 DRNC);

THENCE S 04°03'48" E, with the easterly line of the above referenced 12.4 acre tract of land and traversing with a portion of the westerly line of the said 25-acre tract of land, **a distance of 672.51 feet** to a 1/2" iron rod with "QUIN" cap set at the northeasterly corner point of County Road 4240 for the southeasterly corner of said 12.4 acre tract of land, from which iron rod, an iron bolt found at the southwesterly corner of the said 25-acre tract of land bears S 04°03'48" E, a distance of 104.64 feet;

THENCE S 80°27'17" W, with a portion of the southerly line of the above referenced 12.4 acre tract of land and traversing with the northerly margin of County Road 4240, **a distance of 348.68 feet** to a 1/2" iron rod with "QUIN" cap set for the southwesterly corner of the herein described tract of land;

THENCE N 14°10'37" W, severing the above referenced 12.4 acre tract of land, **a distance of 661.79 feet** to a 1/2" iron rod with "QUIN" cap set in the southerly margin of the BN&SF Railroad right-of-way for the northwesterly corner of the herein described tract of land;

THENCE with a portion of the northerly line of the above referenced 12.4 acre tract of land and traversing with the southerly margin of said BN&SF Railroad right-of-way as follows:

- 1) **N 80°25'45" E, a distance of 124.16 feet** to an angle point;
- 2) **N 79°31'55" E, a distance of 164.65 feet** to an angle point;
- 3) **N 78°14'04" E, a distance of 153.41 feet** to an angle point;
- 4) **N 77°43'59" E, a distance of 24.32 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **6.1944 acres of land**.

NOTES:

- The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone 4203, NAD 83, per GPS observations performed on September 17 thru December 5, 2025. US Survey feet, distances are at grid.
- This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-Rural, Standard Land Survey.
- See accompanying plat of even date.

E. Lequin Hilderbrand
RPLS No. 4922
For Quin Land Surveying
Firm No. 10131000
Surveyed September 17 thru December 5, 2025



145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122

E-Mail: lequin@quinsurveying.com
Website: quinsurveying.com