



LEGAL DESCRIPTION

**GC&SF RAILROAD SECTION 1
ABSTRACT NO. 1028**

TYLER COUNTY, TEXAS

10.0400 ACRES

TRACT 6

BEING a 10.0400 acre tract of land out of the GC&SF Railroad Section 1, Abstract No. 1028, Tyler County, Texas, and being a part of the 134.2780 acre tract of land as Described in Warranty Deed With Vendor's Lien dated March 22, 2021, from Rockland Rock and Land, LLC to Rockland 21, LLC, the said 10.0400 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "QUIN" cap set in the southerly line of the above referenced 134.2780 acre tract of land for the southeasterly corner of the herein described tract of land, the said iron rod also being in the northerly line of a called 99.92 acre tract of land referred to as "MO 669" (Volume 822, Page 757 OPRTC) and from which iron rod a 1/2" iron rod with "QUIN" cap found at the southeasterly corner of the said 134.2780 acre tract of land bears N 86°51'37" E, a distance of 1892.28 feet;

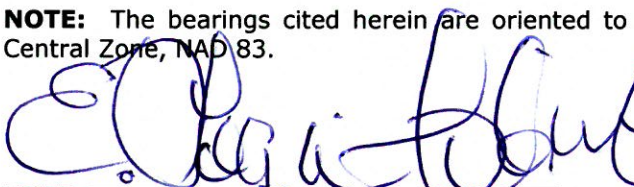
THENCE S 86°51'37" W, with the southerly line of the above referenced 134.2780 acre tract of land, same being the northerly line of said 99.92 acre tract of land, a distance of **302.30 feet** to a 1/2" iron rod with "QUIN" cap set for the southwesterly angle corner of the herein described tract of land;

THENCE North, severing the above referenced 134.2780 acre tract of land, a distance of **1554.19 feet** to a 1/2" iron rod with "QUIN" cap set in the northeasterly boundary of said 134.2780 acre tract of land and in the southwesterly margin of said County Road 3400 for the northwesterly corner of the herein described tract of land;

THENCE S 57°16'12" E, with the northeasterly boundary of the above referenced 134.2780 acre tract of land, same being the southwesterly line of a called 1270.929 acre tract of land (Volume 1270, Page 849 OPRTC), a distance of **358.81 feet** to a 1/2" iron rod with "QUIN" cap set for the northeasterly corner of the herein described tract of land;

THENCE South, again severing the above referenced 134.2780 acre tract of land, a distance of **1343.63 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **10.0400 acres of land**.

NOTE: The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone, NAD 83.


E. Lequin Hilderbrand, RPLS No. 4922
(For Quin Land Surveying, Firm No. 10131000)
Surveyed July 14, 2020 - February 9, 2021



SURVEY PLAT SHOWING

A 10.0400 ACRE TRACT OF LAND OUT OF THE GC&SF RAILROAD SECTION 1, ABSTRACT NO. 1028, TYLER COUNTY, TEXAS AND BEING A PART OF THE 134.2780 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 22, 2021, FROM ROCKLAND ROCK AND LAND, LLC TO ROCKLAND 21, LLC

TRACT 6

437342.40 SQ FEET
10.0400 ACRES

NORTH 1554.19'

SOUTH 1343.63'

S 86°51'37" W 302.30'

REM 134.2780 ACRES

REM 134.2780 ACRES

CALLER 1270.929 ACRES
VOL 1209, PAGE 849

CALLER 99.92 ACRES
VOL 822, PAGE 757
"MO 669"

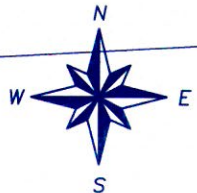
NOTES:

1. Set 1/2" iron rod with "QUIN" cap at all corners unless noted otherwise.
2. The bearings shown hereon are oriented to the southerly line of the above referenced 134.2780 acre tract of land.
3. This survey prepared exclusively for the use and benefit of the parties named hereon and their immediate heirs, successors or assigns only. Liability to any other party may not be transferred or assigned.
4. The subject property abuts and adjoins a public road.

SURVEY PREPARED EXCLUSIVELY FOR:

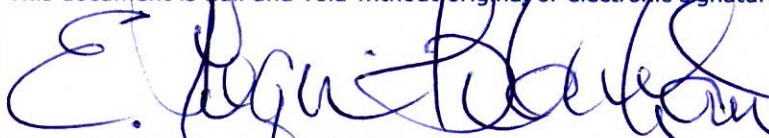
PROPERTY OWNER: Rockland Rock and Land, LLC
PROPERTY LOCATION: County Road 3400
(Easterly of Rockland Townsite)
Tyler County, Texas

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



Scale: 1" = 150'

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


E. Lequin Hilderbrand RPLS No. 4922
Surveyed July 14, 2020 - April 5, 2021
TC 1028-1011 - Rockland 21, LLC - 10.0400 Acres (134.2780 Acres)



QUIN

Land Surveying

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