

LEGAL DESCRIPTION**GC&SF RAILROAD SECTION 1
ABSTRACT NO. 1028****TYLER COUNTY, TEXAS****10.0100 ACRES****TRACT 9**

BEING a 10.0100 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 10.0100 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "QUIN" cap found in the southwesterly margin of County Road 3400 for the northeasterly corner of the above referenced 134.2780 acre tract of land, the said iron rod being in the westerly line of a called 10.000 acre tract of land referred to as "MO 754" (Volume 822, page 757 OPRTC) and from which iron rod an old concrete monument found on the northeasterly side of a Kirby reference monument bears N 05°26'27" W, a distance of 146.64 feet and a concrete monument found out of line and encroaching onto the herein described tract of land for the south most southeasterly corner of a called 1270.929 acre tract of land (Volume 1209, Page 849 OPRTC) bears S 67°03'13" W, a distance of 5.09 feet;

THENCE S 05°26'27" E, with the easterly line of the above referenced 134.2780 acre tract of land, same being the westerly line of said 10.000 acre tract of land, a distance of **89.25 feet** to a 1/2" iron rod with "QUIN" cap found for the southeasterly corner of said 134.2780 acre tract of land, also being the northeasterly corner 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 Kirby concrete monument found at the southwesterly corner of the said 10.000 acre tract of land bears S 05°26'27" E, a distance of 423.22 feet;

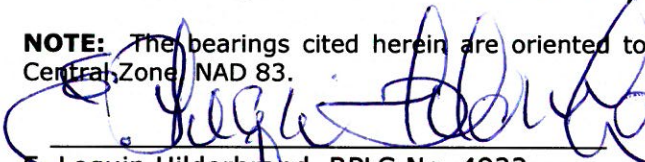
THENCE S 86°51'37" W, with the southerly line of the above referenced 134.2780 acre tract of land, same being the northerly line of said 99.92 acre tract of land, a distance of **1062.74 feet** to a 1/2" iron rod with "QUIN" cap set for the southwesterly corner of the herein described tract of land;

THENCE North, severing the above referenced 134.2780 acre tract of land, a distance of **763.01 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 with the northeasterly boundary of the above referenced 134.2780 acre tract of land, same being the southwesterly line of the above mentioned 1270.929 acre tract of land, and traversing with the southwesterly margin of said County Road 3400 as follows:

- 1) **S 59°05'28" E**, a distance of **200.30 feet**;
- 2) **S 58°10'33" E**, a distance of **763.07 feet**;
- 3) **S 61°20'48" E**, a distance of **76.20 feet**;
- 4) **S 63°59'07" E**, a distance of **99.12 feet**;
- 5) **S 68°09'08" E**, a distance of **82.44 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **10.0100 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



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

E-Mail: quinsurveying@nwcable.net
Website: quinsurveying.com

SURVEY PLAT SHOWING

A 10.0100 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



Scale: 1" = 150'

NOTES:

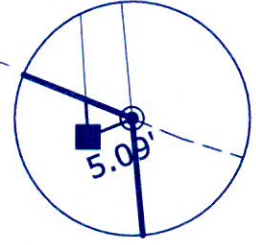
1. Set 1/2" iron rod with "QUIN" cap at all corners unless noted otherwise. "FND" is 1/2" iron rod with "QUIN" cap found for corner.
2. The bearings shown hereon are oriented to the southerly line of the above referenced 134.2780 acre tract of land.
3. This survey prepared exclusively for the use and 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.

LINE	BEARING	DISTANCE
L1	S 61°20'48" E	76.20'
L2	S 63°59'07" E	99.12'
L3	S 68°09'08" E	82.44'
L4	S 05°26'27" E	89.25'



CALLED 10.000 ACRES
 VOL 822, PAGE 757
 "MO 754"

REM 134.2780 ACRES

NORTH 763.01'

S 59°05'28" E
 200.30'

CALLED 1270.929 ACRES
 VOL 1209, PAGE 849

TRACT 9

436035.60 SQ FEET
 10.0100 ACRES

COUNTY ROAD 3400
 S 58°10'33" E 763.07'

S 86°51'37" W 1062.74'

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



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 - 10.0100 Acres (134.2780 Acres)

QUIN
 Land Surveying
 Firm No. 10131000
 145 South Main Street
 Jasper, Texas 75951
 Tel: (409) 383-1999
 Fax: (409) 383-1122
 E-Mail: quinsurveying@nwcable.net
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