

SURVEY

ADDRESS: VZ CR 2623, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the John Welch Survey, Abstract No. 894, Van Zandt County, Texas, and being part of that tract of land conveyed to Olen F. Cunningham in Volume 1088, Page 215, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

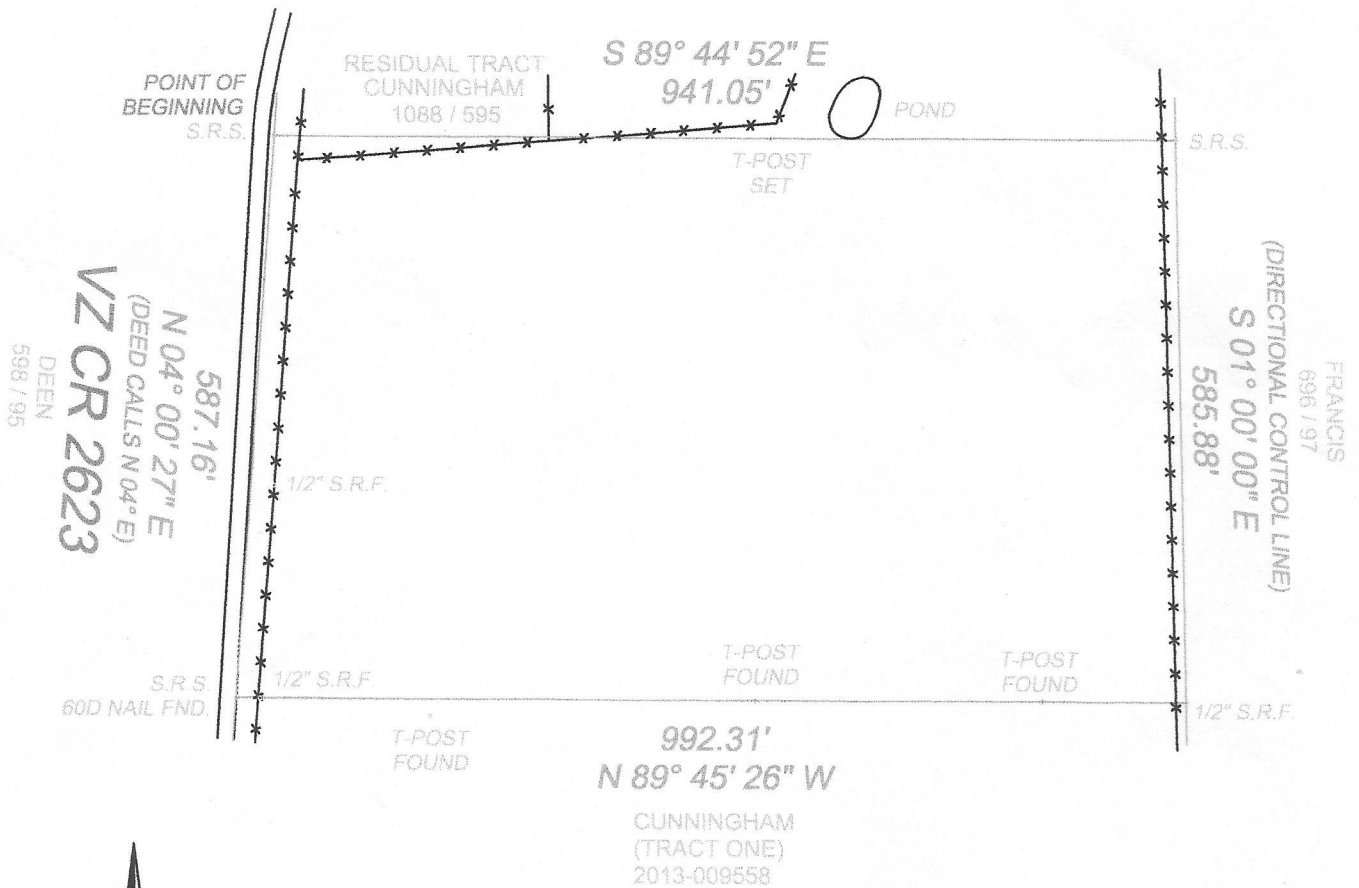
BEGINNING at a 1/2 inch steel rod set and capped "Vogt 5248" in the west line of said Cunningham tract, from which a "Neagle" capped steel rod found bears North 04 degrees 00 minutes 27 seconds East at 313.53 feet for the northwest corner of said Cunningham tract;

THENCE South 89 degrees 44 minutes 52 seconds East, 941.05 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner, from which a "Neagle" capped steel rod found bears North 01 degrees 00 minutes 00 seconds West at 44.51 feet for witness;

THENCE South 01 degrees 00 minutes 00 seconds East (directional control line), 585.88 feet to a 1/2 inch steel rod found for corner, from which a "Neagle" capped steel rod found bears South 01 degrees 00 minutes 00 seconds East at 1403.82 for witness;

THENCE North 89 degrees 45 minutes 26 seconds West, passing a 1/2 inch steel rod found at 966.61 feet, in all 992.31 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner near a found bent 60d nail, from which a "Neagle" capped steel rod found bears South 04 degrees 00 minutes 27 seconds West at 1410.97 for witness;

THENCE North 04 degrees 00 minutes 27 seconds East, 587.16 feet to the Point of Beginning and containing 13.00 acres of land.



D.W.V.
VZJWABST894TR355-4

State Law (HB 2295) -
Requires anyone digging
deeper than 16 inches to
call the ONE-CALL
NOTIFICATION CENTER,
two days prior to digging.

SURVEY NOTES:

1. BEARINGS BASED ON DEED CALLS.
2. PROPERTY CORNERS ALONG NORTH PROPERTY LINE HELD AS CONTROL.
3. COUNTY ROAD R.O.W. FROM PRESCRIPTIVE USE.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE WORK.
5. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS THAT MAYBE OF RECORD.

Date: 01-09-2015
Survey No.: 15.2835