

435,600 SQ. FT.
A part of a 56.496 acre tract
Doc. # 2010-001530
R.R.V.Z.C.T.

THOMAS HORSLEY
ABSTRACT NO.

N 89°36'40" W 995.36'
S 89°36'40" E 995.36'

5/8" IRS

TRACT THREE
10.00 ACRES
435,600 SQ. FT.
A part of a 56.496 acre tract
Doc. # 2010-001530
R.R.V.Z.C.T.

REMAINDER OF
56.496 ACRES
A part of a 56.496 c
Doc. # 2010-001
R.R.V.Z.C.T.

N 89°36'40" W 995.36'
S 89°36'40" E 995.36'

5/8" IRS

(DEED: NORTH 1313.89')
NORTH 1313.89'

N 00°00'00" E 437.64'

S 00°00'00" E 437.64'
1311.96'

E 437.64'

5/8" IRF

5/8" IRF

TRACT THREE
METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

BEING part of that certain tract or parcel of land situated in the Thomas Horsley Survey, Abstract 341, and being part of a 56.496 acre tract of land described in a deed to Paul Mewbourn in Document Number 2010-001530 of the Real Records of Van Zandt County, Texas (R.R.V.Z.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for corner, from which a 5/8" iron rod found for reference bears South 40 degrees 29 minutes 15 seconds East, a distance of 2.45 feet, said 1/2" iron rod being the Northwest Corner of said 56.496 acre tract and being the Southwest corner of a called 26.54 acre tract of land described in a deed to Joe Charles Davis in Document Number 2008-007830 of the Real Records of Van Zandt County, Texas (R.R.V.Z.C.T.);

THENCE South along or near the West side of Van Zandt County Road 4905 and along the East line of a called 76.0 acre tract of land described in a deed to Kenneth Atteberry in Volume 505, Page 518 of the D.R.V.Z.C.T., a distance of 438.61 feet to a 5/8" iron rod set for the Northwest corner of the tract described herein and same being the POINT OF BEGINNING;

THENCE South 89 degrees 36 minutes 40 seconds East from the POINT OF BEGINNING, a distance of 995.36 feet to a 5/8" iron rod set for corner;

THENCE South, a distance of 437.64 feet to 5/8" iron rod set for corner;

THENCE North 89 degrees 36 minutes 40 seconds West, to a 5/8" iron rod set on the west side of said County Road 4905 and same being in the East line of said Atteberry tract;

THENCE North along or near said County Road 4905 and along the East line of said Atteberry tract, a distance of 437.64 feet to the POINT OF BEGINNING and containing a computed 435,600 square feet or 10.00 acres of land more or less.

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 16 day of February, 2010 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: February 16, 2010
FORESIGHT LAND SERVICES, LLC.
24443 I-20
Wills Point, Texas 75169
Phone (903) 873-3600
Fax (903) 873-3605

**DEED RESTRICTIONS
EXHIBIT A**

1. No house trailers, mobile homes, modular homes, pre-fab homes, permanent R.V.'s, or temporary structures may be erected or moved onto any part of premises. All homes to be site built with 1600 square foot minimum air conditioned space with at least 75% exterior brick veneer.
2. All buildings or structures erected on any tract must be at dry-in within 6 months and completed within 12 months of ground breaking. All construction material shall be of new material
3. ~~One farm animal per 2 acres.~~ *P.M.*
4. No keeping any hogs, pigs, sheep, goats, dogs, and/or chickens for commercial use.
5. No noxious or offensive trade or activities will be permitted on this tract.
6. No inoperative or junk automobile, household appliance, rubbish, or anything of an unsightly nature will be kept on any tract.
7. All septic systems to meet county and/or state requirements.
8. Tract owner will be responsible for keeping tract mowed and maintained.
9. Only 1 home per lot

BUYER _____

SELLER *Paul Newbourn*

BUYER _____

SELLER _____