

W. W. BURNOW SURVEY, ABSTRACT

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

BEING 9.000 ACRES SITUATED IN THE WILLIAM W. BURROW SURVEY, ABSTRACT NO. 62, VAN ZANDT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO JOSH SIMS AND BRANDI SIMS, RECORDED IN VOLUME 2053, PAGE 337, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF COUNTY ROAD NO. 1928, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JIMMY BROWN HUMPHRIES RECORDED IN VOLUME 1066, PAGE 728, DEED RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 52 MINUTES 34 SECONDS WEST PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS STAMPED "STANGER" AT 22.78 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1340.66 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 186.05 FEET SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID HUMPHRIES TRACT, AND THE MOST EASTERLY NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROSCOE AND KANDY PINNELL, RECORDED IN DOCUMENT NO. 2008-000208, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 292.91 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "STANGER" FOR CORNER, THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE MOST NORTHERLY EAST LINE OF SAID PINNELL TRACT A DISTANCE OF 1337.62 FEET TO A POINT FOR CORNER, NEAR THE CENTER OF SAID COUNTY ROAD NO. 1928, SAID POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID PINNELL TRACT AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS STAMPED "STANGER" BEARS SOUTH 01 DEGREES 52 MINUTES 52 SECONDS WEST - 23.79 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS EAST WITHIN SAID COUNTY ROAD NO. 1928 A DISTANCE OF 292.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 392,040.00 SQUARE FEET OR 9.000 ACRES OF LAND.