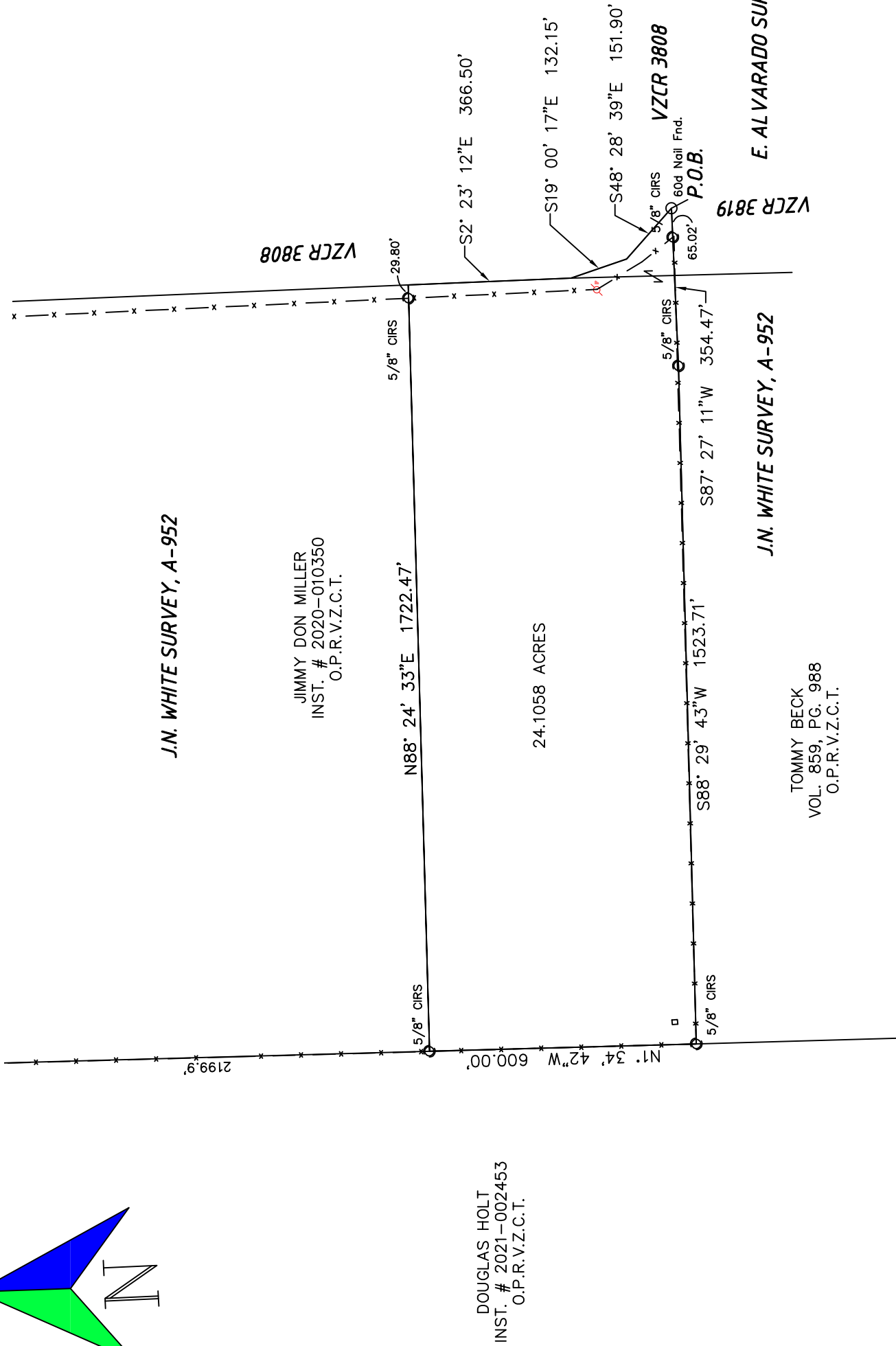
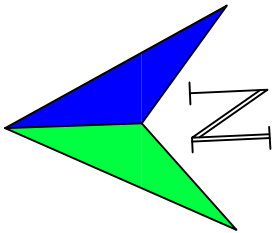




All that certain tract or parcel of land situated in the County of Van Zandt, State of Texas, part of the J. N. WHITE SURVEY, Abstract No. 952, part of the JNO. McCREARY SURVEY, Abstract No. 517, and the E. ALVARADO SURVEY, Abstract No. 4, as evidenced by the deed to Jimmy Don Miller recorded in Clerk's Instrument No. 2020-010350 of the Real Records of Van Zandt County, Texas;

BEGINNING at a found 60d nail at the intersection of the center of Van Zandt County Road No. 3808 (VZCR 3808) and Van Zandt County Road 3819, the southeast corner of said Miller tract and the northeast corner of the Tommy beck tract as recorded in Volume 859, Page 988 of said Real Records;

THENCE South 87 deg. 27 min. 11 sec. West, passing a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set a distance of 65.02 feet and continuing along a fence and the north line of said Beck Tract a total distance of 354.47 feet to 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set for corner.

THENCE South 88 deg. 29 min. 43 sec. West, continuing along a fence and said north line, a distance of 1523.71 feet to a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set for corner at the southwest corner of said Miller tract, the northwest corner of said Beck tract and on the east line of the Douglas Holt tract as recorded in Clerk's Instrument No. 2021-002453 of said Real Records.

THENCE North 01 deg. 34 min. 42 sec. West with fence and said east line, a distance of 600.00 feet a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set for corner;

THENCE North 88 deg. 24 min. 33 sec. East, over and across said Miller tract, passing a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set at a distance of 1692.67 feet and continuing a total distance of 1722.47 feet to a point for corner is said centerline of VZCR 3808;

THENCE along said centerline and the east line of said Miller tract:

South 02 deg. 23 min. 12 sec. East a distance of 366.50 feet to a point for corner;

South 19 deg. 00 min. 17 sec. East a distance of 132.15 feet to a point for corner;

South 48 deg. 28 min. 39 sec. East a distance of 151.90 to the PLACE OF BEGINNING, and containing 1,050,050 Square feet or 24,1058 acres of land within these metes and bounds as recited.

VAN ZANDT ABSTRACT CO.
G.F. NO.: VZ21-04063
PURCHASER: MELTON

Notes:

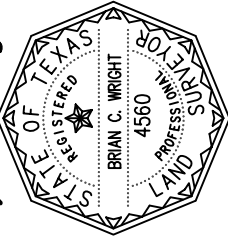
1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION
THAT ACCORDING TO THE FLOOD INSURANCE
RATE MAPS, PANEL NO. 48467C0025C, THIS
PROPERTY IS NOT IN A FLOOD PRONE AREA,
ZONE X

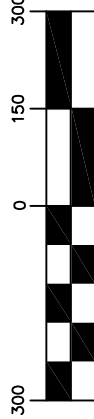
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING
FIDELITY NATIONAL TITLE INS. CO., VAN ZANDT ABSTRACT CO., GF
No. VZ21-04063, AND BRADY MELTON:

I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright
Brian C. Wright
R.P.L.S. No. 4560
May 25, 2021



GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

EXHIBIT "A"
24.1058 ACRES IN THE
J N. WHITE SURVEY, A-952
VAN ZANDT COUNTY, TEXAS

MW
CONSULTANTS
WWW.MAYO-WRIGHT.COM
TBP.LS FIRM No.: 10194516
MAYO-WRIGHT CONSULTANTS
123 SHENANDOAH COURT
FORNEY, TEXAS 75126
972-346-5203
TBP.LS FIRM No. 10194516

PROJECT # 210124