

Being all that certain tract or parcel of land lying and being situated in the Jason Wilson Survey, Abstract No. 1080, Hunt County, Texas, containing 152.77 acres, more or less, as shown on the plat of said survey, recorded in the Public Records of said County, Texas, as Document Number 2005-4631, Official Public Record, Hunt County, Texas.

Beginning at a 1/2 inch iron rod found with cap stamped "STOVAL" at the southwest corner of said Worden and Sanders tract; Thence North 02°24'24" West, with the west line of said Worden and Sanders tract, a distance of 1119.89 feet to a 1/2 inch iron rod found at the western most northwest corner of said Worden and Sanders tract; Thence North 74°02'01" East, with a north line of said Worden and Sanders tract, a distance of 400.38 feet to a 3/8 inch wood fence corner post for an inner ell corner of said Worden and Sanders tract; Thence North 00°16'01" West, with a west line of said Worden and Sanders tract, a distance of 201.15 feet to a 1/2 inch iron rod found with cap stamped "STOVAL" at the northern most northwest corner of said Worden and Sanders tract; Thence South 89°57'54" East, with a north line of said Worden and Sanders tract, a distance of 4001.72 feet to a 1/2 inch iron rod found with cap stamped "STOVAL" at the northern most northwest corner of said Worden and Sanders tract; Thence North 00°11'40" West, with a west line of said Worden and Sanders tract, a distance of 277.64 feet to a 3/8 inch iron rod found at the northern most corner of said Worden and Sanders tract in County Road 4820; Thence South 42°49'03" East, with the east line of said Worden and Sanders tract along County Road 4820, a distance of 427.32 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677" in County Road 4820 at the western most northwest corner of said Worden and Sanders tract; Thence South 37°10'25" East, with the east line of said Worden and Sanders tract along County Road 4820, a distance of 116.26 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677" in County Road 4820 at the western most northwest corner of said Worden and Sanders tract; Thence South 25°35'37" East, with the east line of said Worden and Sanders tract along County Road 4820, a distance of 109.59 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677" in County Road 4820 at the western most northwest corner of said Worden and Sanders tract; Thence South 14°40'32" East, with the east line of said Worden and Sanders tract along County Road 4820, a distance of 128.19 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677" in County Road 4820 at the western most northwest corner of said Worden and Sanders tract; Thence South 03°35'07" East, with the east line of said Worden and Sanders tract along County Road 4820, a distance of 130.05 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677" in County Road 4820 at the western most northwest corner of said Worden and Sanders tract; Thence South 00°37'02" East, with the east line of said Worden and Sanders tract along County Road 4820, a distance of 206.46 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677" in County Road 4820; Thence South 02°28'22" West, with the east line of said Worden and Sanders tract along County Road 4820, a distance of 677.20 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677" in County Road 4820 at the southwest corner of said Worden and Sanders tract; Thence South 88°37'02" West, with the south line of said Worden and Sanders tract, a distance of 2,119.55 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677"; Thence South 89°49'03" West, with the south line of said Worden and Sanders tract, a distance of 1,617.87 feet to a 1/2 inch iron rod set with plastic cap stamped "RPS 5.6677"; Thence South 89°08'17" West, with the south line of said Worden and Sanders tract, a distance of 1,006.51 feet to the Point of Beginning and containing 152.77 acres of land.

GENERAL NOTES

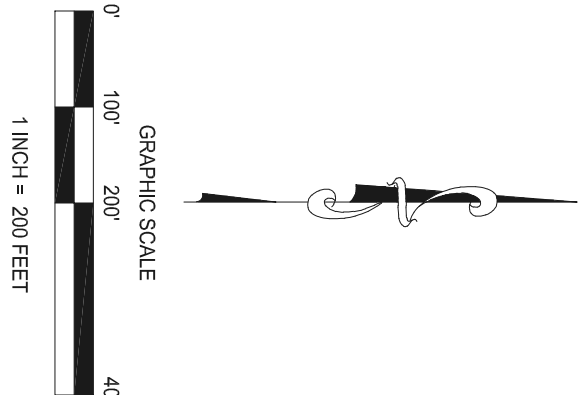
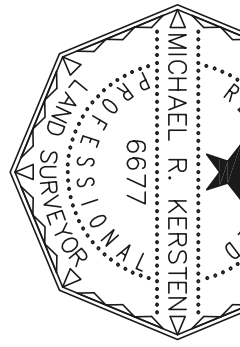
1. The surveyor has not abstracted the site. This survey relies on the title search from Fidelity National Title Insurance Company, G.P.A., 453066, effective date: October 7, 2022, issue date: October 21, 2022.
2. Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83 US Survey feet derived from GPS observations.
3. All C.R.S. are 5/8 inch iron rod with plastic cap stamped "RPS 5.6677" unless otherwise noted.
4. Flood Statement: By graphic plotting only this site is situated in Non-shaded Zone "X" and Zone "A" in Hunt County, Texas according to FEMA FIRM 4621C02500 dated January 6, 2012.

SURVEYOR CERTIFICATION

1. Michael R. Kersten, certify that this survey was prepared under my direct supervision from a survey made on the ground on November 12, 2022, that this survey correctly represents the facts found at the time of said survey.

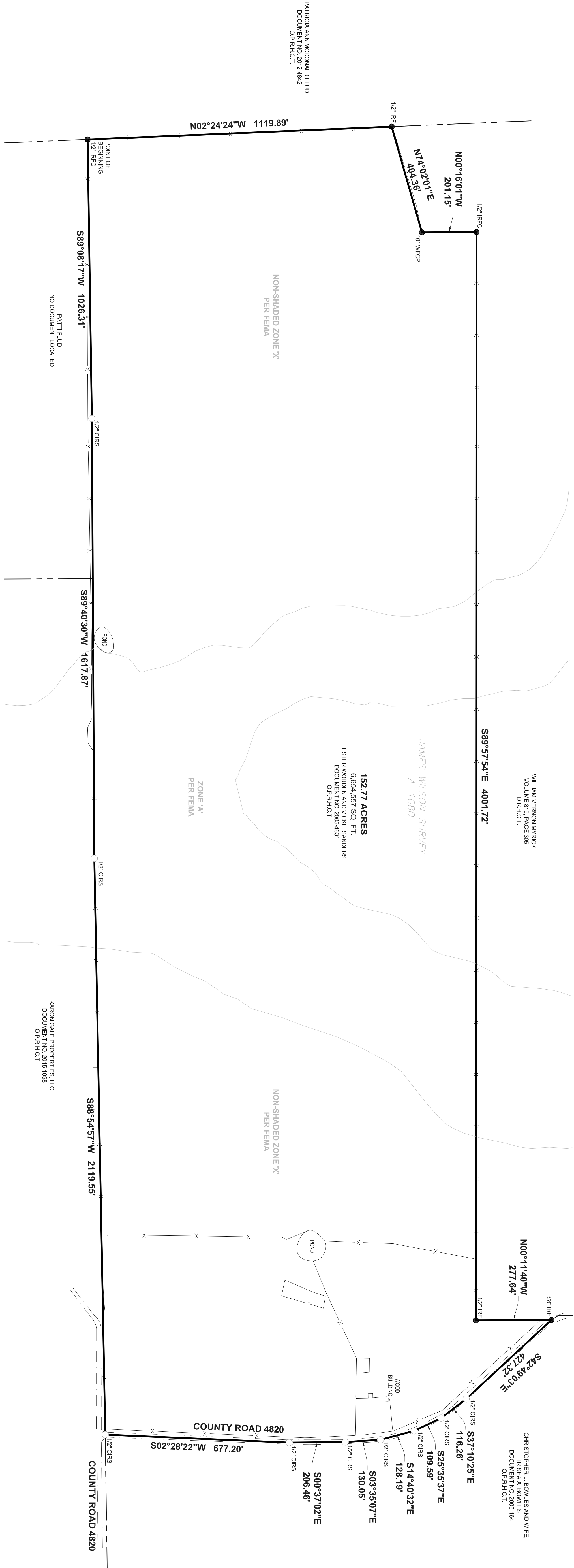
Date of Plot or Map: November 14, 2022

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677



LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJACENT LINE
- FIRM FLOOD LINE
- EASEMENT LINE
- GRAVEL
- WIRE FENCE, LEG LINE
- IRON ROD FOUND
- NAIL FOUND
- UNDERGROUND CABLE MARKER
- ELECTRIC BOX
- TRANSFORMER
- UNDERGROUND GAS MARKER
- GAS VALVE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- TRAFFIC SIGNAL POST
- TRAFFIC SIGNAL BOX
- VAULT
- BENCHMARK
- OFFICIAL PUBLIC RECORDS
- IRP
- IRON ROD FOUND
- CAPPEED IRON ROD FOUND
- O.P.R.H.C.T.
- C.R.F.



CHISHOLM TRAIL
LAND SURVEYING

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PROJECT NO. 22489 DRAWN BY: RK SCALE: 1"=200' DATE: 11/14/2022

BOUNDARY SURVEY
152.77 ACRES
IN THE JASON WILSON SURVEY
ABSTRACT NO. 1080
HUNT COUNTY, TEXAS