

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

BEGINNING AT A 1 1/2 INCH IRON ROD FOUND FOR CORNER IN THE CUL DE SAC OF VZ COUNTY ROAD 4135, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY SOUTHWEST CORNER OF SAID REESE TRACT AND THE APPARENT MOST NORTHERLY SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES LARA AND GLOBRA LARA, RECORDED IN DOCUMENT NO. 2016-001782, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE ALONG SAID CUL DE SAC AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 82 DEGREES 25 MINUTES 40 SECONDS, A RADIUS OF 60.00 FEET, A CHORD BEARING AND DISTANCE SOUTH 34 DEGREES 22 MINUTES 50 SECONDS WEST - 79.06 FEET, AND AN ARC LENGTH OF 86.32 FEET TO A 1 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY SOUTHWEST CORNER OF SAID REESE TRACT AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROY DAVID W. ADDICKS, RECORDED IN INSTRUMENT NO. 2023-000226, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 82 DEGREES 41 MINUTES 02 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID REESE TRACT AND THE APPARENT NORTH LINE OF SAID ADDICKS TRACT, A DISTANCE OF 374.67 FEET TO A 1 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOE JIMENEZ AND MARIA JIMENEZ, RECORDED IN DOCUMENT NO. 2018-006784, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID REESE TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ADDICKS TRACT;

THENCE NORTH 14 DEGREES 08 MINUTES 19 SECONDS WEST, ALONG THE RECOGNIZED WEST LINE OF SAID REESE TRACT AND THE APPARENT EAST LINE OF SAID JIMENEZ TRACT, A DISTANCE OF 572.18 FEET TO A POINT FOR CORNER WITHIN KICKAPOO CREEK, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID REESE TRACT, FROM WHICH A 1 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE RECOGNIZED NORTH LINE OF SAID WOODCREEK ESTATES PHASE II AND THE APPARENT SOUTH LINE OF LOT 8 OF WOODCREEK ESTATES PHASE I, RECORDED IN GLIDE 182A, PLAT RECORDS VAN ZANDT COUNTY, TEXAS, THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CECIL THOMAS CROSBY AND MARJORIE J. CROSBY, RECORDED IN VOLUME 1375, PAGE 113, REAL RECORDS, VAN ZANDT COUNTY, TEXAS, BEARS NORTH 14 DEGREES 09 MINUTES 19 SECONDS WEST - 18.11 FEET;

THENCE ALONG THE RECOGNIZED NORTH LINE OF SAID REESE TRACT AND GENERALLY MEANDERING WITHIN KICKAPOO CREEK THE FOLLOWING BEARINGS AND DISTANCES:
SOUTH 68 DEGREES 32 MINUTES 03 SECONDS EAST - 36.70 FEET TO A POINT FOR ANGLE;
SOUTH 87 DEGREES 59 MINUTES 52 SECONDS EAST - 64.44 FEET TO A POINT FOR ANGLE;
SOUTH 77 DEGREES 32 MINUTES 41 SECONDS EAST - 86.86 FEET TO A POINT FOR ANGLE;
SOUTH 66 DEGREES 44 MINUTES 54 SECONDS EAST - 82.61 FEET TO A POINT FOR ANGLE;
SOUTH 68 DEGREES 49 MINUTES 32 SECONDS EAST - 125.50 FEET TO A POINT FOR ANGLE;

THENCE SOUTH 75 DEGREES 03 MINUTES 55 SECONDS EAST - 106.69 FEET TO A POINT FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID REESE TRACT AND THE APPARENT NORTHWEST CORNER OF SAID LARA TRACT, FROM WHICH A 1 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE RECOGNIZED NORTH LINE OF SAID WOODCREEK ESTATES PHASE II AND THE APPARENT SOUTH LINE OF LOT 7 OF SAID WOODCREEK ESTATES PHASE I, BEARS NORTH 14 DEGREES 14 MINUTES 18 SECONDS WEST - 38.19 FEET;

THENCE SOUTH 14 DEGREES 14 MINUTES 18 SECONDS EAST, ALONG THE RECOGNIZED EAST LINE OF SAID REESE TRACT AND THE APPARENT WEST LINE OF SAID LAURA TRACT A DISTANCE OF 311.60 FEE TO THE PLACE OF BEGINNING AND CONTAINING 203,549.53 SQ. FT. OR 4.673 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLA) HEREBY CERTIFIES TO IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 7/3/23 THAT THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY, SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION, THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED, AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTIONS; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 20TH DAY OF JULY, 2023

BRIAN GALLA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 55669

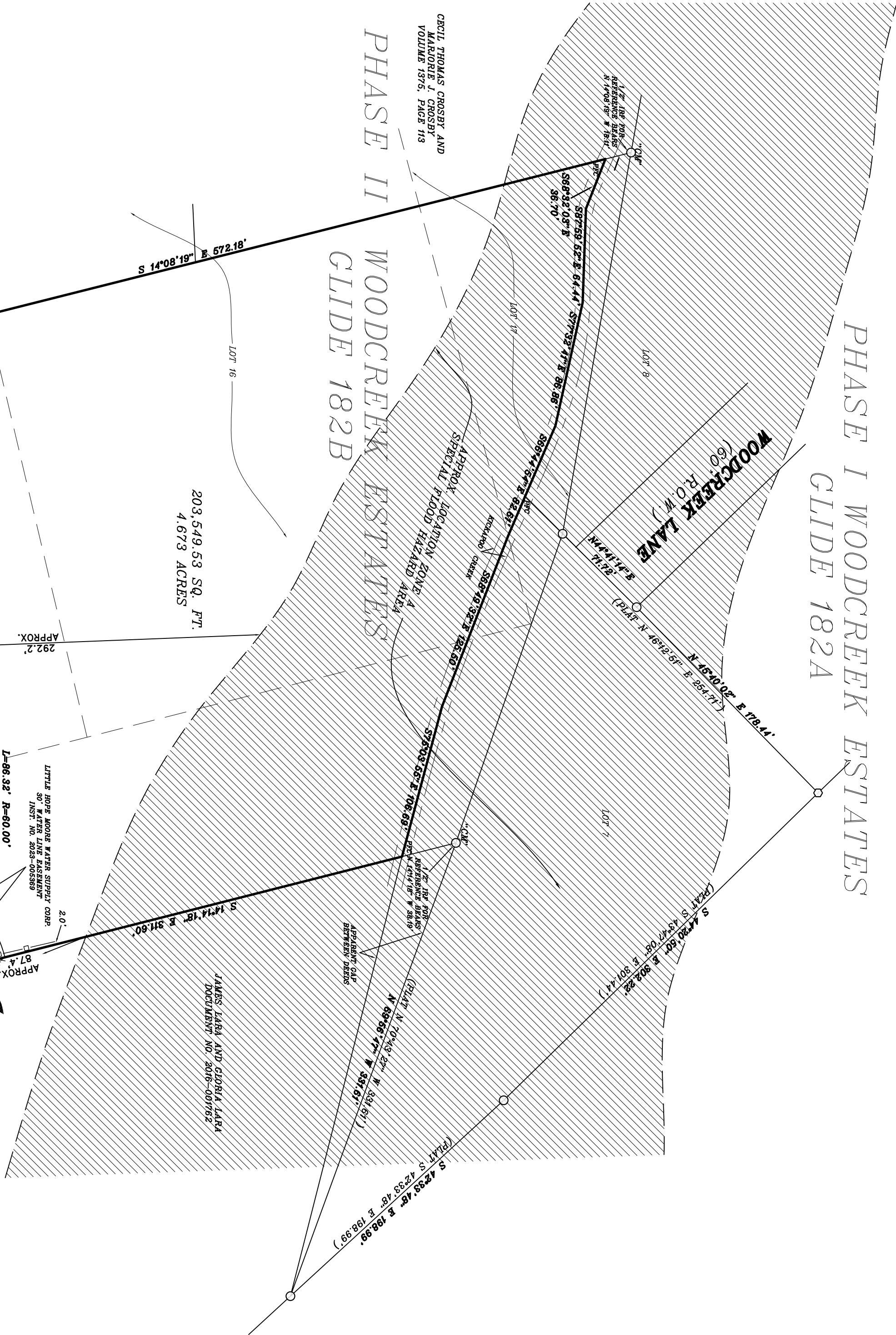


ACCEPTED BY: _____ DATE: _____ SIGNATURE: _____ DATE: _____

SURVEY PLAT

401 VZ COUNTY ROAD 4135
E. P. G. CHISHOLM SURVEY, ABSTRACT NO. 126
VAN ZANDT COUNTY, TEXAS

PHASE I WOODCREEK ESTATES
GLIDE 182A



JOE JIMENEZ AND MARIA JIMENEZ
DOCUMENT NO. 2018-006784

CECIL THOMAS CROSBY AND
MARJORIE J. CROSBY
VOLUME 1375, PAGE 113

PHASE II WOODCREEK ESTATES
GLIDE 182B

DAVID W. ADDICKS
INSTRUMENT NO. 2023-000226

JAMES LARA AND GLOBRA LARA
DOCUMENT NO. 2016-001782

APPROX.

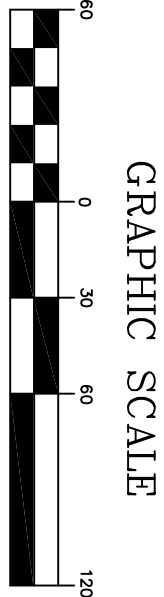
L-86.32' R-60.00'
CB-S34°22'50" W
CH-79.06' CA-82°25'10"

LITTLE HOPE WOODS WATER SUPPLY CORP.
80' WATER LINE EASEMENT
INST. NO. 2023-005889

PLACE OF BEGINNING

VZ COUNTY ROAD
4135

INCREASE & DECREASE
EASEMENT
VOLUME 1163, PAGE 45



LEGEND

	BRICK		D&U- DRAINAGE & UTILITY EASEMENT
	IRF/IRS- IRON ROD FOUND/SET		BL- BUILDING LINE/SET BACK LINE
	COVERED		-POWER POLE
	CHAIN LINK FENCE		PFC- POINT FOR CORNER
	WOOD FENCE		ROW- RIGHT-OF-WAY
	CONCRETE		EASMT- EASEMENT
	1/2" IRON ROD SET		AC- AIR CONDITIONING
	1" IRON ROD SET		PE- POOL, EQUIPMENT
	MONUMENT FOUND		UGT- UNDERGROUND TELEPHONE
	GRAVEL/ROCK ROAD OR DRIVE		CATV- UNDERGROUND CABLE TV
	STONE		ELECTRIC METER
	GRAVEL/ROCK ROAD OR DRIVE		TRANS- ELECTRIC TRANSFORMER
	ASPHALT PAVING		OHP- OVERHEAD POWER LINE
	GUY WIRE		

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 484670300C THIS PROPERTY APPEARS TO LIE IN ZONE A&X, AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA, EXCEPT AS SHOWN. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS, GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED, "CM" CONTROLLING MONUMENT (RECOGNIZED AS OF RECORD DIGINTY).

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300