

ADDRESS: VZC R 1110, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the James Boslyne Survey, Abstract No. 43, Van Zandt County, Texas, being a part of that tract of land conveyed to Denise Proctor in Document No. 2020-003138, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod found, within the intersection of County Road No. 1122 and County Road No. 1110, for the westerly most corner of said tract, from which a 1/2 inch steel rod found bears South 35 degrees 48 minutes 01 seconds East at 3.91 and a railroad spike found bears North 84 degrees 15 minutes 35 seconds East at 15.23 feet for witness;

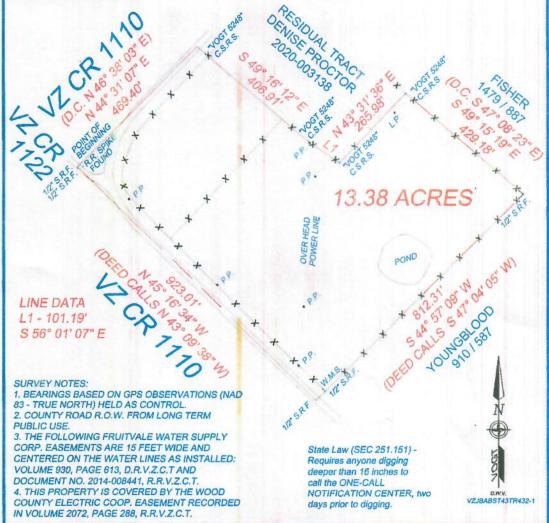
THENCE North 44 degrees 31 minutes 07 seconds East, within County Road No. 1110, 469.40 feet to a point for corner;

THENCE South 49 degrees 16 minutes 12 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 40.88 feet, in all 406.91 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for comer;

THENCE South 56 degrees 01 minutes 07 seconds East, 101.19 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner; THENCE North 43 degrees 31 minutes 36 seconds East, 265.98 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner; THENCE South 49 degrees 15 minutes 19 seconds East, 429.18 feet to a 1/2 inch steel rod found for corner;

THENCE South 44 degrees 57 minutes 09 seconds West, passing a 1/2 inch steel rod found at 777.04 feet, in all 812.31 feet to a 1/2 inch steel rod found. within County Road No. 1110, for corner;

THENCE North 45 degrees 16 minutes 34 seconds West, within County Road No. 1110, 923.01 feet to the Point of Beginning and containing 13.38 acres of land.



Date: 09-01-2020 Survey No.: 20.4000

Titlework by: Van Zandt Abstract

G.F. No.: VZ20-08050 Scale: 1"=200' Purchaser: Brown Seller: Proctor

LEGEND

Steel Rod Found S.R.F. o
Steel Rod Set S.R.S. •
Wood Fence
Metal Fence
Property Line

To: Van Zandt Abstract Company, Legacy Ag, David Brown and Angel Brown: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that there

survey was this day made on the ground of the property legally described hereon and that there are no visible encroachments, overlapping of improvement, essements or rights-of-way, except as shown hereon and that said property appears to have access to a public roadway.



Dennis Vogt R.P.L.S. 5248

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