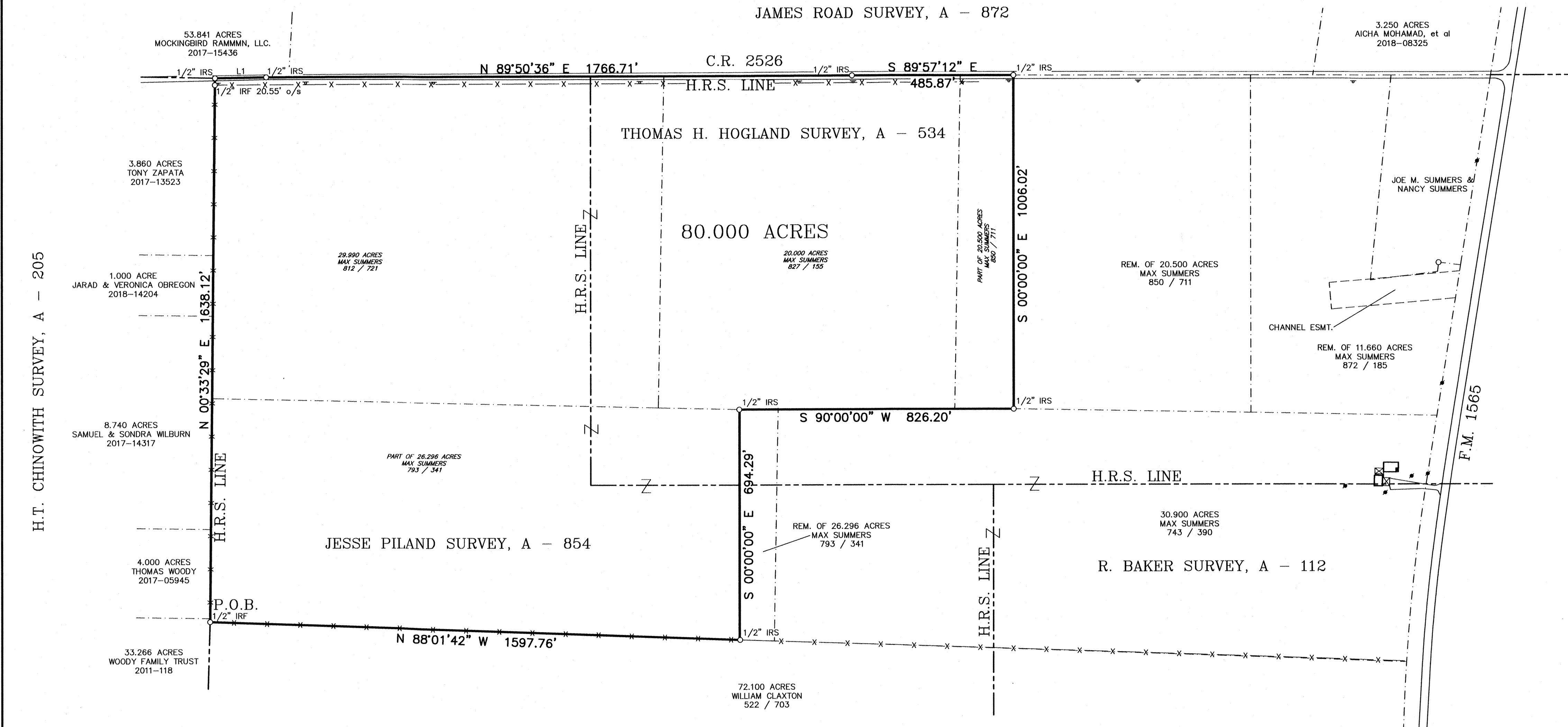


LINE	BEARING	DISTANCE
L1	N 88°56'31" E	154.52'



LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the Thomas H. Hogland Survey, Abstract No. 534, part of the Jesse Pland Survey, Abstract No. 854, being a part of a 20,500 acre tract of land as described in a Warranty Deed from Dudley Miller and wife, Fannie Miller to Cleto Rhea Summers as recorded in Volume 850 at Page 711 of the Deed Records of Hunt County, Texas, being all of a 20,000 acre tract of land as described in a Warranty Deed from Dudley Miller and wife, Fannie Miller to Cleto Rhea Summers as recorded in Volume 827 at Page 155 of the Deed Records of Hunt County, Texas, being all of a 29,999 acre tract of land as described in a Warranty Deed from Dudley Miller and wife, Fannie Miller to Cleto Rhea Summers as recorded in Volume 812 at Page 21 of the Deed Records of Hunt County, Texas and being part of a 26,296 acre tract of land as described in a Warranty Deed from Dudley Miller and wife, Fannie Miller to Cleto Rhea Summers as recorded in Volume 793 at Page 341 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southwest corner of said 26.296 acre tract, said Point of Beginning being at the existing northwest corner of a 72.100 acre tract as conveyed to William Claxton as recorded in Volume 522 at Page 703 of the Real Property Records of Hunt County, Texas;

THENCE N 00°33'29" E along a fence, a distance of 1638.12 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 29.999 acre tract in the center of Hunt County Road No. 2526, said corner being at the existing northeast corner of a 3.860 acre tract as conveyed to Tony Zapata as recorded in under Document No. 2017-13523 of the Official Public Records of Hunt County, Texas, said corner also being further marked by a 1/2 inch iron rod found on the south side of Hunt County Road No. 2526 bearing S 00°33'29" W at a distance of 20.55 feet;

THENCE N 88°56'31" E along the center of Hunt County Road No. 2526, a distance of 154.52 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89°50'36" E along the center of Hunt County Road No. 2526, a distance of 1766.71 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89°57'12" E along the center of Hunt County Road No. 2526, a distance of 485.87 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00°00'00" E a distance of 1006.62 feet to a 1/2 inch iron rod set for a corner;

THENCE S 90°00'00" W a distance of 826.20 feet to a 1/2 inch iron rod set for a corner;

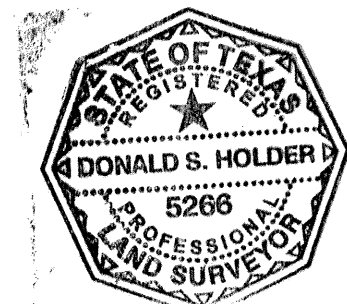
THENCE S 00°00'00" E a distance of 694.29 feet to a 1/2 inch iron rod set for a corner;

THENCE N 88°01'42" W along a fence and the north line of said 72.100 acre tract, a distance of 1597.76 feet returning to the Point of Beginning and containing 80.000 acres of land.

SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

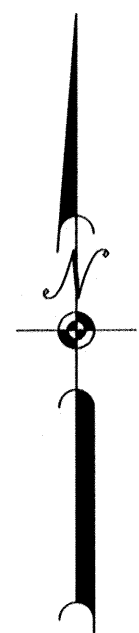

Donald S. Holder
R.P.L.S. No. 5266



Date: June 14, 2022
Scale: 1" = 200'

NOTES:

1. Bearings are based on WGS84.
2. According to the Flood Insurance Rate Map No. 48231C0475G dated January 6, 2012, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. 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 shall not create liability on the part of the surveyor.



SCALE: 1" = 200'

■ POWER POLE ⊗ WATER VALVE ○ MAILBOX ▽ UNDERGROUND CABLE MARKER - 1 - 1 - WOOD FENCE
 ⊕ WATER METER ⊕ FIRE HYDRANT • CLEAN OUT ✕ BARBED WIRE FENCE
 □ GAS METER ■ ELECTRIC METER △ TELEPHONE PEDESTAL - 0 - 0 - CHAINLINK FENCE



Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1115
GREENVILLE, TX 75403



DATE: JUNE 14, 2022
DRAWN BY: B. EBERT

SCALE: 1" = 200'
JOB NO.: 2021590B