Docusign Envelope ID: 2886B151-0A92-8EBB-83A9-D3045C304301

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
373 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

1.99 ACRES

All that certain lot, tract or parcel of land located within the J. Walling Survey, Abstract No. 891 of Van Zandt County, Texas, being all of a called 2 acre tract as described in a deed from Betty R. McClure to Claude Russell McClure, III and Kenneth Lee McClure, dated August 19, 2026 and recorded in Document No. 2026-008772 of the Deed Records of Van Zandt County, Texas, and this 1.99 acre tract being more fully described as follows:

BEGINNING at a Point in Farm to Market Road 1805, being at the northeast corner of said 2 acre tract, being at the northwest corner of a called 1.727 acre tract as described in a deed from Jesse Wilson and Greg Wilson to Carol J. Wilson, dated February 13, 2006 and recorded in Volume 2174, Page 393, and being in the south line of the residue of a called 40.79 acre tract, described as Tract Two in a deed from Larry Glen Jenkins to Sonja Rosa Cummings, dated September 28, 2007 and recorded in Document No. 2007-045761, from which a 1/2" Iron Rod Set for reference in the south line of said Farm to Market Road 1805, bears South 02 deg. 06 min. 29 sec. East, a distance of 30.00 feet;

THENCE South 02 deg. 06 min. 29 sec. East, with the west line of said 1.727 acre tract, a distance of 211.21 feet to a 1/2" Iron Rod Found in same and being at an ell corner of a called 12.18 acre tract, described as Tract 1 in a deed from Danny Storey and wife, Suzan Storey to Storey Nursery, Ltd., dated December 17, 2004 and recorded in Volume 1992, Page 141, from which a 1/2" Iron Rod Found at the southwest corner of said 1.727 acre tract and being at an ell corner of said 12.18 acre tract, bears South 02 deg. 22 min. 48 sec. East, a distance of 218.32 feet;

THENCE South 89 deg. 39 min. 06 sec. West, with a north line of said 12.18 acre tract, a distance of 413.71 feet to a 1/2" Iron Rod Found at an ell corner of same;

THENCE North 00 deg. 34 min. 25 sec. West, with an east line of said 12.18 acre tract, passing a 1/2" Iron Rod Set at an ell corner of same and being in the south line of said Farm to Market Road 1805 at 179.87 feet and continuing for a total distance of 210.62 feet to a Point for Corner in said Farm to Market Road 1805;

THENCE North 89 deg. 34 min. 59 sec. East, with said Farm to Market Road 1805, a distance of 408.05 feet to the POINT OF BEGINNING AND CONTAINING 1.99 ACRES OF LAND. See Map No. 5492 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of October, 2026.

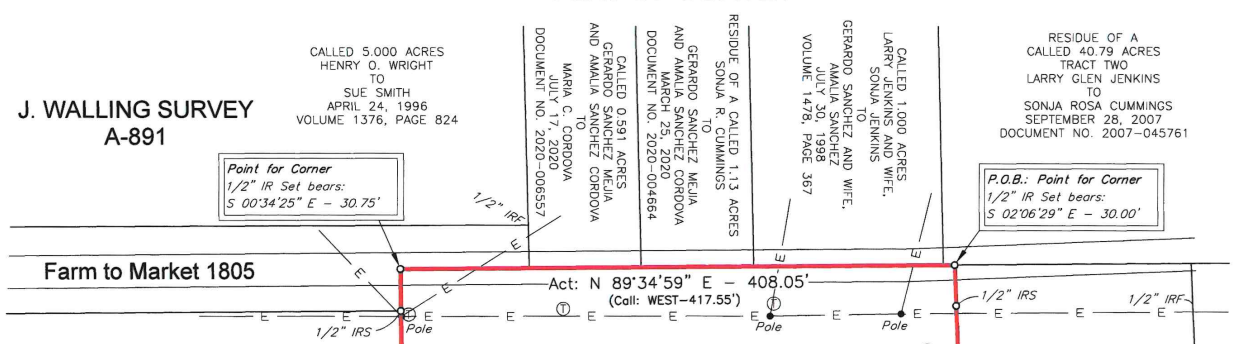
GIVEN UNDER MY HAND & SEAL, this the 13th day of October, 2026.

Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289



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PLAT OF SURVEY



NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone – NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of October, 2026.

GIVEN UNDER MY HAND & SEAL, this the 13th day of October, 2026.

JACE D. SCARBROUGH – R.P.L.S. No. 6289

STATE OF TEXAS
REGISTERED
JACE D. SCARBROUGH
6289
PROFESSIONAL
LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	S 02°06'29" E	211.21'
L2	N 00°34'25" W	210.62'

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LEGEND

Barbed Wire Fence	—— x ——
Powerline	—— E ——
T	TELEPHONE PEDESTAL
IRF	IRON ROD FOUND
IRS	IRON ROD SET

0 100 200 300

PLAT OF SURVEY
1.99 AC. LOCATED IN THE
J. WALLING SURVEY, A-891
VAN ZANDT COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 100'
SURVEYED BY: ZP	REF: MCCLURE
DATE: 10-12-2026	FILE NO: 5492.DWG