

BEING all that certain parcel or tract of land situated in the N.D. Walling Survey Abstract No. 563 and the Adam Sullivan Survey, Abstract No. 458, Kaufman County, Texas and the S. Attwood Survey, Abstract No. 11, The C.W. Redden Survey, Abstract No. 709 and the A. Sullivan Survey, Abstract No. 777, Van Zandt County Texas as evidenced by the Deeds to Wanda Neill as recorded in Volume 228, Page 236 of the Official Public Records of Kaufman County, Texas and Volume 889, Page 484 of the Deed Records of Van Zandt County, Texas and being here particularly described as follows:

BEGINNING at the most northeasterly corner of said Neill tract, same being on the south line of the Frank Snider tract as recorded in Volume 880, Page 644 of said Van Zandt Records and the northwest corner of the Robert Cundiff tract as recorded in Volume 1463, Page 989 of said Van Zandt Records, and generally in the projection of the centerline of V.Z.C.R. 3812, a ½ inch iron rod found for corner;

THENCE S 06°22'35" W, along the common line of said Neill and Cundiff tracts and long said centerline, a distance of 1240.13 feet to a point for corner;

THENCE N 88°46'03" E, departing said centerline and continuing along said common line, passing 1 ½ inch iron rod found at a distance of 20.00 feet and continuing a total distance of 980.15 feet to a point on the west line of the Spiva, et al tract as recorded in Document No. 2021-005103 of said Van Zandt Records, a ½ inch iron rod found for corner;

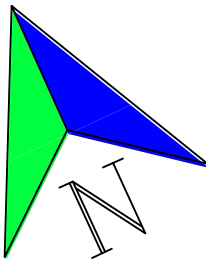
THENCE S 10°56'43" E, along the common line of said Neill and Spiva tracts, passing a ½ inch iron rod found for reference on the west line of the Kevin Brown tract as recorded in Document No. 2012-003045 of said Van Zandt Records at a distance of 2,874.34 feet and continuing a total distance of 2897.04 feet to a point in the centerline of said V.Z.C.R. 3812 and on the North line of the 4G Cattle tract as recorded in Document No. 2014-008941 of said Van Zandt Records;

THENCE N 46°32'06" W, along the common line of said Neill and 4G Cattle tracts and along said centerline for approximately 2,217.00 feet then leaving said centerline and continuing along the common line of the B4X LLC tract as recorded in Document No. 2016-006037 of said Van Zandt Records total distance of 4,343.77 feet to a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set (5/8CIRS) for corner;

THENCE N 48°09'51" W, over and across said Neill tract, a distance of 1534.38 feet to the most southern corner of said Snider tract, a ½ iron rod found for corner;

THENCE N 89°07'44" E, continuing along said common line and with a fence, a distance of 2,903.98 feet to the **POINT OF BEGINNING** and containing 6,086,314 square feet or 139.7225 acres of land within these metes and bounds as recited.

SURVEY PLAT



BEING all that certain parcel or tract of land situated in the N.D. Walling Survey Abstract No. 563 and the Adam Sullivan Survey, Abstract No. 458, Kaufman County, Texas and the S. Attwood Survey, Abstract No. 11, The C.W. Redden Survey, Abstract No. 709 and the A. Sullivan Survey, Abstract No. 777, Van Zandt County Texas as evidenced by the Deeds to Wanda Neill as recorded in Volume 228, Page 236 of the Official Public Records of Kaufman County, Texas and Volume 889, Page 484 of the Deed Records of Van Zandt County, Texas and being lore particularly described as follows:

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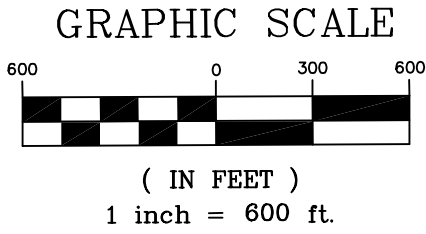
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright
Brian C. Wright R.P.L.S. No. 4560
October 31, 2023



- Notes:
1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION
THAT ACCORDING TO THE FLOOD INSURANCE
RATE MAPS, PANEL NO. 48257C0325D, THIS
PROPERTY IS NOT IN A FLOOD PRONE AREA,
ZONE X

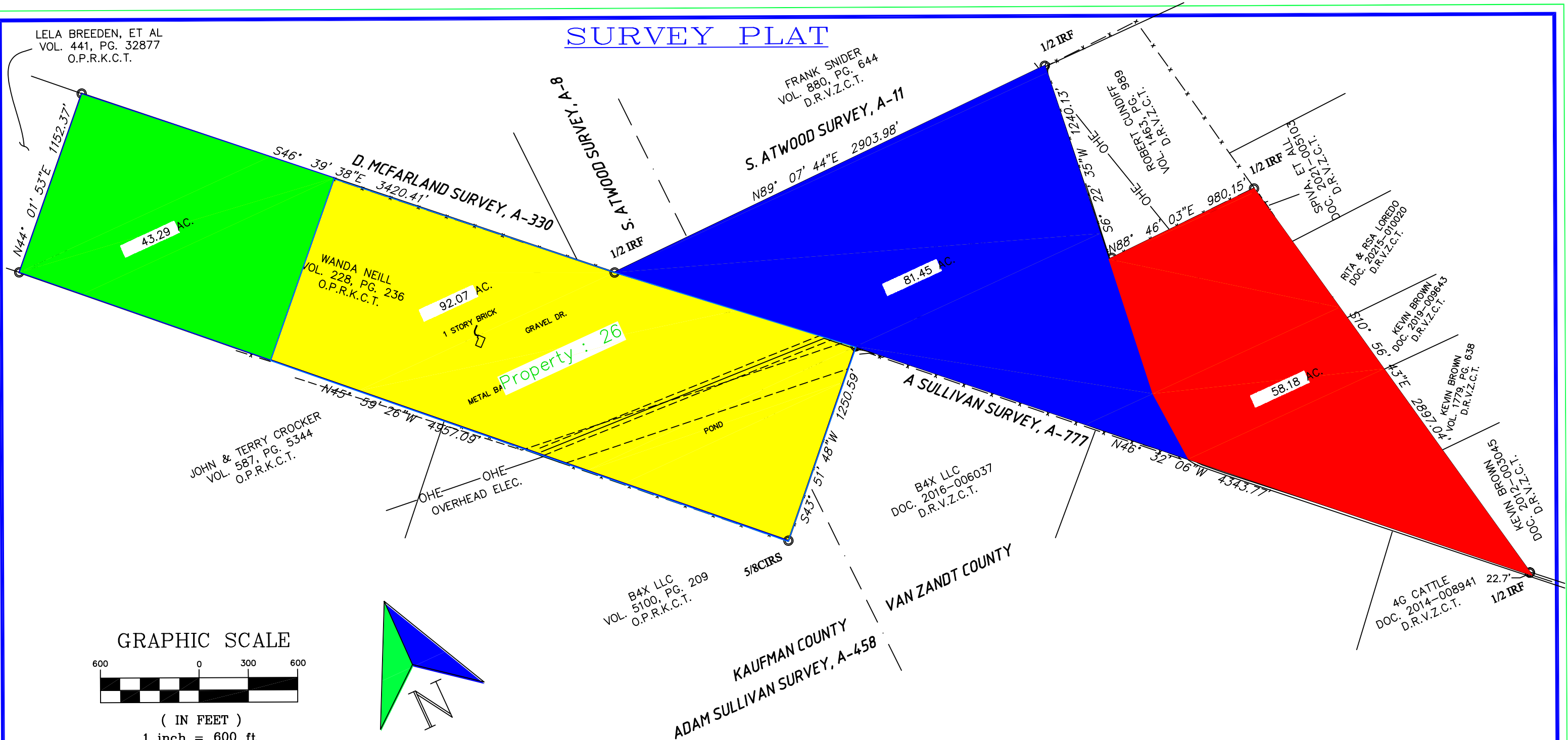




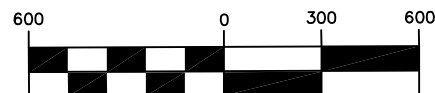
MAYO-WRIGHT CONSULTANTS
329 OAKS TRL. STE. 222
GARLAND, TEXAS 75043
972-346-5203
CONSULTANTS
WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516

PROJECT # 230237

SURVEY PLAT

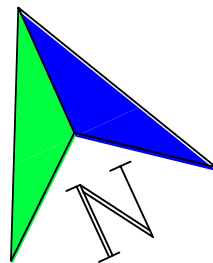


GRAPHIC SCALE



(IN FEET)

1 inch = 600 ft.



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