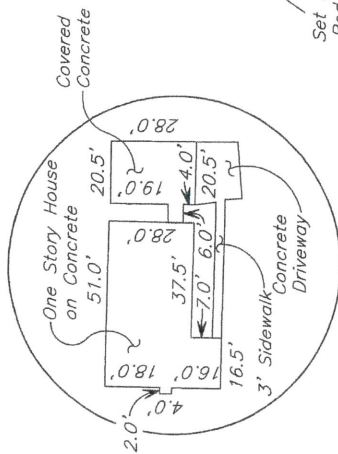


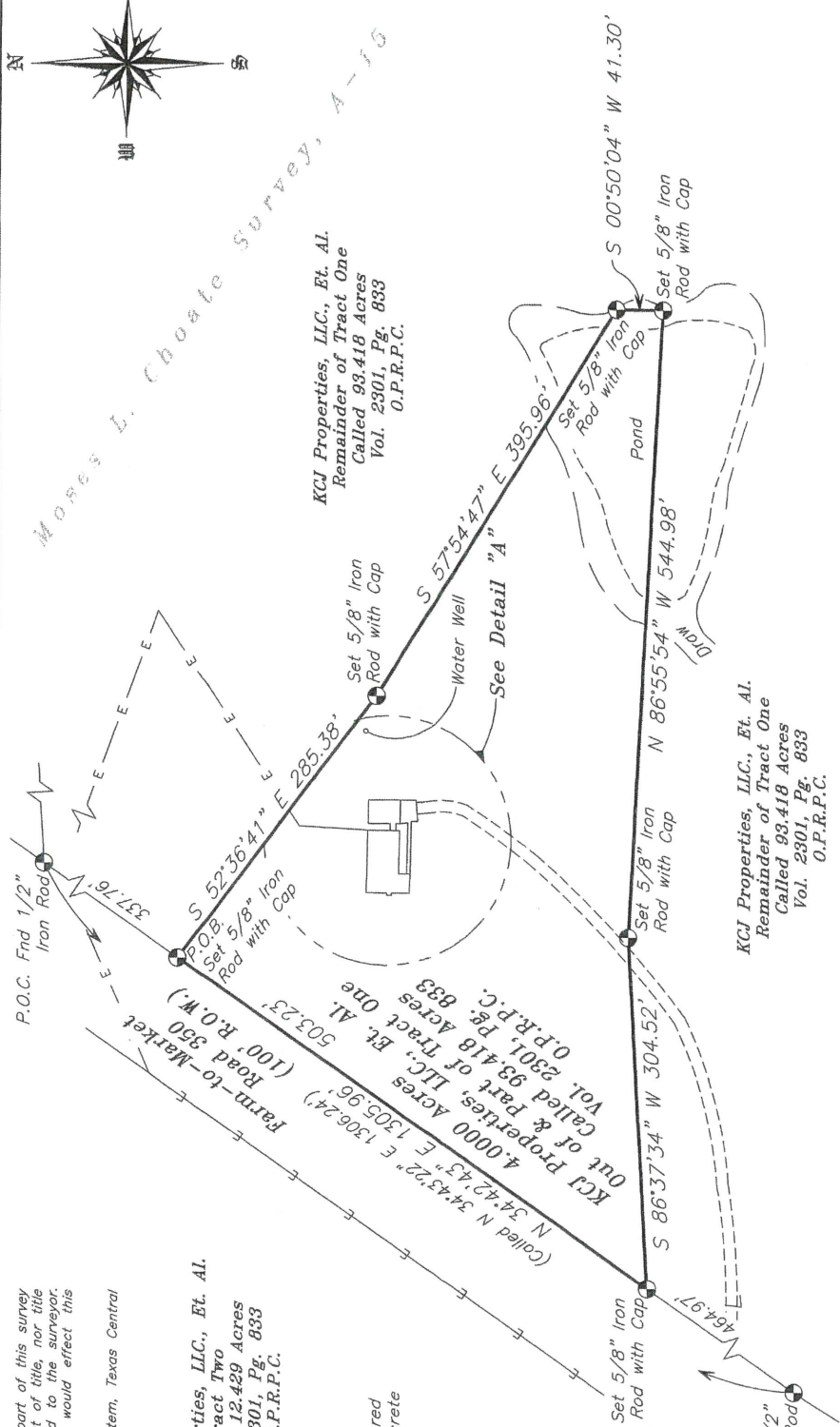
Notes:
 Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that that would effect this parcel.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

KCJ Properties, LLC., Et. Al.
 Tract Two
 Called 12.429 Acres
 Vol. 2301, Pg. 833
 O.P.R.P.C.



Detail "A"
 Not To Scale



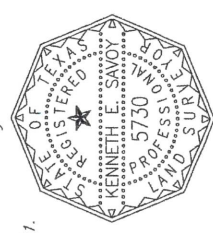
L E G E N D

Fence Line	-X-X-
Overhead Powerline	-E-
Building Line	- - - -
Utility Easement	- - - - -
Found 5/8" Iron Rod (Unless Noted)	⊙



MAP OF SURVEY OF

4,000 ACRES OF LAND, SITUATED IN THE MOSES L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN CALLED 93.418 ACRE TRACT DESCRIBED IN INSTRUMENT TO KCJ PROPERTIES, LLC., ET. AL. IN VOLUME 2301, PAGE 833 IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83



Kenneth E. Savoy
 KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730

Dated this, the 21st day of January, 2021.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

LAVD SURVEYORS
 Residential, Commercial, Construction,
 Industrial, Alta Surveys, Flood Certificates
 January 21, 2021
 P.O. Box 460
 Cleveland, Texas 77328
 P: 281-432-1665
 F: 281-432-1462
 awashburnsurvey@gmail.com

Page: 66
 Book: 359
 File: 20110044 Jaehne

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

January 21, 2021

METES AND BOUNDS DESCRIPTION
4.0000 OF AN ACRES OF LAND
MOSES L. CHOATE SURVEY, ABSTRACT No. 15
POLK COUNTY, TEXAS

BEING 4.0000 acres of land, situated in the Moses L. Choate Survey, A-15, Polk County, Texas, being out of and part of that certain called 93.418 acre tract described in instrument to KCJ Properties, LLC., Et. Al. in Volume 2301, Page 833, all being in the Official Public Records of Polk County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone, NAD83

COMMENCING at a 1/2 inch iron rod found situated in the apparent, occupied and monumented east right-of-way line of Farm-to-Market Road 350 (100 foot right-of-way), same being the northwest corner of said 93.418 acre tract;

THENCE South 34°42'43" West, along and with the said east right-of-way line, 337.76 feet to a 5/8 inch iron rod with a cap set in the said east right-of-way line and being in the west line of said 93.418 acre tract and being the northwest corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 52°36'41" East, leaving said east right-of-way line, severing said 93.418 acre tract, 285.38 feet to a 5/8 inch iron rod with a cap set for an angle point in the north line of the herein described tract;

THENCE South 57°54'47" East 395.96 feet to a 5/8 inch iron rod with a cap set in the eastern high bank of a pond, same being for the northeast corner of the herein described tract;

THENCE South 00°50'04" West 41.30 feet to a 5/8 inch iron rod with a cap set in the eastern high bank of said pond, same being the southeast corner of the herein described tract;

THENCE North 86°55'54" West 544.98 feet to a 5/8 inch iron rod with a cap set for an angle point in the south line of the herein described tract;

THENCE South 86°37'34" West 304.52 feet to a 5/8 inch iron rod with a cap set in the said east right-of-way line of Farm-to-Market Road 350, same being in the west line of said 93.418 acre tract and being the southwest corner of the herein described tract, from which a 1/2 inch iron rod found in the said east right-of-way line, same being in the west line of said 93.418 acre tract bears South 34°42'43" West 464.97 feet;

THENCE North 34°42'43" East, along and with the said east right-of-way line, 503.23 feet to the **POINT OF BEGINNING** and containing 4.0000 acres of land, within this metes and bounds description, more or less.




Kenneth E. Savoy, R.P.L.S. 5730
21 January, 2021