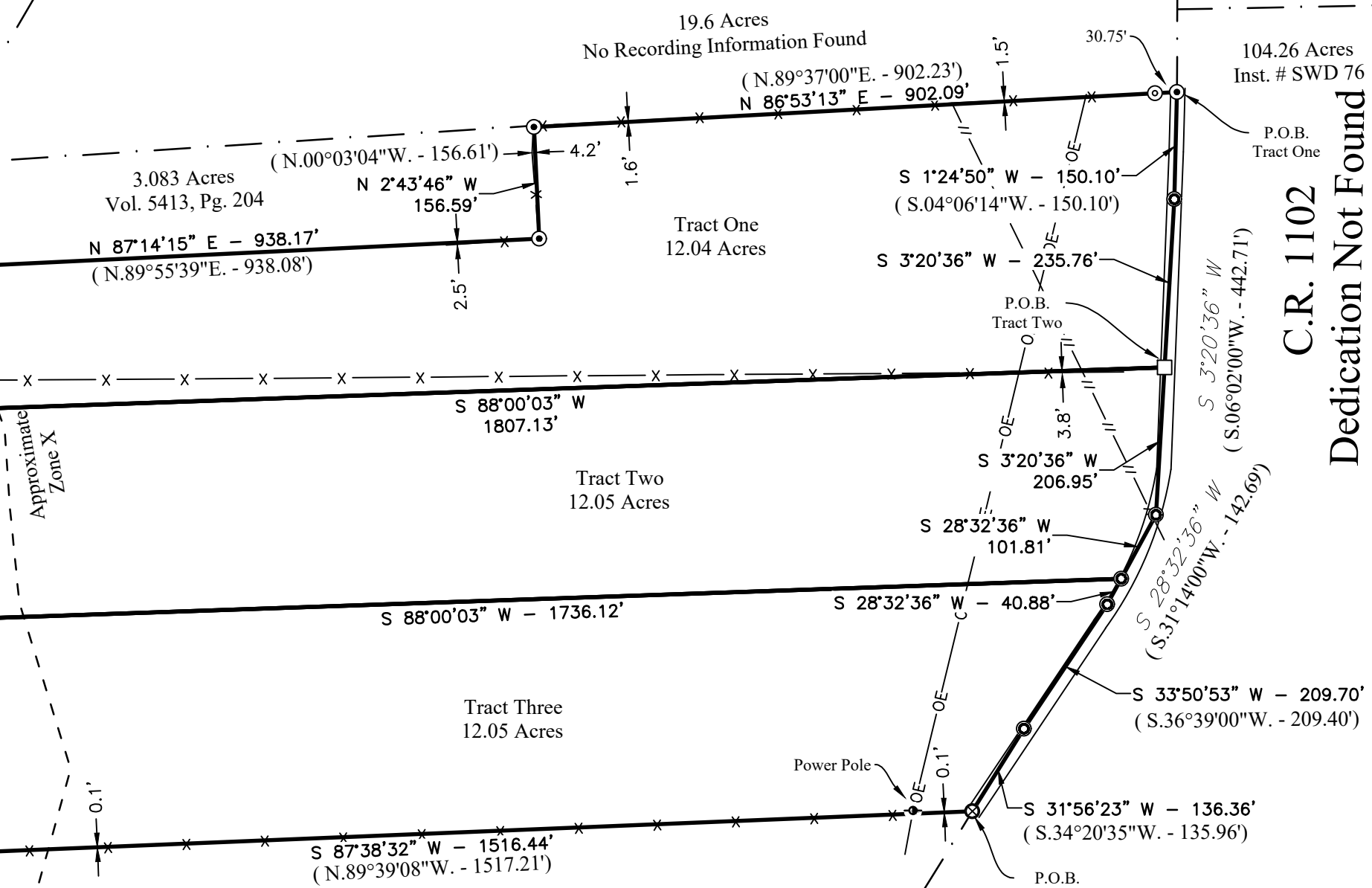


See Exhibit A for Tracts One, Two, and Three legal descriptions.

Highway No. 155 South

Carpenters Cross Addition Cab. F, Slide 112-B

Approximate Zone A
Approximate Zone X



19.6 Acres
No Recording Information Found

3.083 Acres
Vol. 5413, Pg. 204

Tract One
12.04 Acres

Tract Two
12.05 Acres

Tract Three
12.05 Acres

32.849 Acres
Vol. 5062, Pg. 83

P.O.B.
Tract One

P.O.B.
Tract Two

P.O.B.
Tract Three

C.R. 1102
Dedication Not Found

Certificate

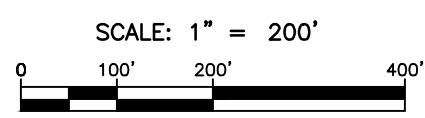
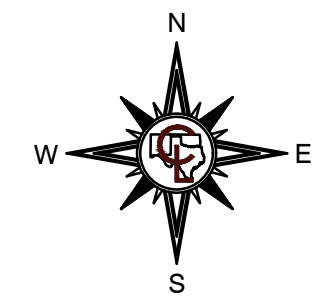
I do here by certify to **Andy & Charlotte Kozsuch**, that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; that it was prepared from a survey made on the ground under my supervision on this the **26th day of July, 2022**; that no visible above ground encroachments exist other than shown. Property is located in Zone X and Zone A as according to the Flood Insurance Rate Map Panel 48423C0460C with an effective date 09/26/2008

Wendell Carl Stoner
Wendell Carl Stoner, RPLS 5123



LEGEND

- - Set 1/2" With Cap - "C.E.C. 10194378"
- ⊙ - Found 1/2" Iron Rod
- ⊕ - Found 1" Iron Pipe
- ⊗ - Found PK Nail
- ⊙ - Set PK Nail with Washer "C.E.C. 10194378"
- - Property Line
- - - - Lot Line
- x - - - Fence Line
- OE - - - Overhead Electrical/Utility
- // - // - Valence Operating Pipeline
- - - - FEMA Flood Line
- - - - Pavement
- P.O.B. - Point of Beginning
- () - Called Bearing & Distance



Bearings Based on GPS Observations; Texas State Plane Coordinate System, Central Zone, NAD 83 Datum

PLAT OF SURVEY

Andy & Charlotte Kouzsuch
Tracts One, Two, and Three
Tyler, Smith County, Texas

CENTERLINE ENGINEERING & CONSULTING, LLC
8312 Upland Avenue, Lubbock, Texas 79424
(806) 470-8686
TBP Reg. No. F-16713, TBPLS Reg. No. 10194378
OKLAHOMA CA NO. 8646

Description

Tract One

BEING a 12.04 acre tract out of a 36.142 acre tract as recorded in Instrument Number 202201010933, Official Public Records of Smith County, Texas, out of the Don Thomas Quevedo Seven League Grant, Abstract Number 18, Section 43, Smith County, Texas, being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Easterly most Northeast corner of said 36.142 acre tract;
 THENCE S.1°24'50"W. (directional control Grid Central Texas State Plane Coordinate System Central Zone NAD 83 Datum), 150.10 feet along the east line of said 36.142 acre tract of land to a PK nail with a washer stamped "CEC 10194378", set;
 THENCE S.3°20'36"W., 235.76 feet, along the east line of said 36.142 acre tract of land to a 1/2 inch iron rod with cap stamped "C.E.C. 10194378", set at the southeast corner of this tract of land and the northeast corner of a 12.05 acre tract of land surveyed herewith;
 THENCE S.88°00'03"W., 1807.13 feet to a 1/2 inch iron rod with cap stamped "C.E.C. 10194378", set at the southwest corner of this tract of land and the northwest corner of said 12.05 acre tract of land surveyed herewith and being in the east line of Carpenters Cross Addition, as recorded in Cabinet F, Slide 112-B of the Plat Records of Smith County, Texas;
 THENCE N.1°59'57"W., 197.96 feet, along the east line of said Carpenters Cross Addition and along the west line of said 36.142 acre tract of land to a 1/2 inch iron rod, found at the most westerly northwest corner of this tract of land and the most westerly northwest corner of said 36.142 acre tract and the Southwest corner of a 3.083 acre tract as recorded in Volume 5413, Page 204, Deed Records of Smith County, Texas;
 THENCE N.87°14'15"E., 938.17 feet, along the south line of said 3.083 acre tract of land to a 1/2 inch iron rod, found at the southeast corner of said 3.083 acre tract;
 THENCE N.2°43'46"W., 156.59 feet to a 1/2 inch iron rod, found at the northeast corner of said 3.083 acre tract of land and the most northerly northwest corner of said 36.142 acre tract of land and being the most northerly northwest corner of this tract of land;
 THENCE N.86°53'13"E. along the North line of said 36.142 acre tract at 871.33 feet past a 1 inch iron pipe, found for reference a total distance 902.09 feet to the **POINT OF BEGINNING** and containing 12.04 acres of land, more or less.

Tract Two

BEING a 12.05 acre tract out of a 36.142 acre tract as recorded in Instrument Number 202201010933, Official Public Records of Smith County, Texas, out of the Don Thomas Quevedo Seven League Grant, Abstract Number 18, Section 43, Smith County, Texas, being further described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found for the Easterly most Northeast corner of said 36.142 acre tract;
 THENCE S.1°24'50"W. (directional control Grid Central Texas State Plane Coordinate System Central Zone NAD 83 Datum), 150.10 feet along the east line of said 36.142 acre tract of land to a PK nail with a washer stamped "CEC 10194378", set;
 THENCE S.3°20'36"W., 235.76 feet, along the east line of said 36.142 acre tract of land to a 1/2 inch iron rod with cap stamped "C.E.C. 10194378", set at the southeast corner of a 12.04 acre tract of land surveyed herewith and the northeast and **BEGINNING CORNER** of this tract of land;
 THENCE S.3°20'36"W. 206.95 feet along the East line of said 36.142 acre tract of land to a PK nail with washer stamped "C.E.C. 10194378" set;
 THENCE S.28°32'36"W., 101.81 feet along the East line of said 36.142 acre tract of land to a PK nail with washer stamped "C.E.C. 10194378" set for the southerly most southeast corner of this tract of land and the northeast corner of another 12.05 acre tract of land surveyed herewith;
 THENCE S.88°00'03"W., 1736.12 feet along the north line of said 12.05 acre tract of land surveyed herewith to a 1/2 inch iron rod with cap stamped "C.E.C. 10194378" set in the east line of Carpenters Cross Addition, as recorded in Cabinet F, Slide 112-B of the Plat Records of Smith County, Texas and in the west line of said 36.142 acre tract of land for the southwest corner of this tract of land and the northwest corner of said 12.05 acre tract of land surveyed herewith;
 THENCE N.1°59'57"W., 293.74 feet along the east line of said Carpenters Cross Addition and the west line of said 36.142 acre tract of land to a 1/2 inch iron rod with cap stamped "C.E.C. 10194378" set for the northwest corner of this tract of land and the southwest corner of said 12.04 acre tract of land surveyed herewith;
 THENCE N.88°00'03"E., 1807.13 feet along the south line of said 12.04 acre tract of land surveyed herewith to the **POINT OF BEGINNING** and containing 12.05 acres of land, more or less.

Tract Three

BEING a 12.05 acre tract out of a 36.142 acre tract as recorded in Instrument Number 202201010933, Official Public Records of Smith County, Texas, out of the Don Thomas Quevedo Seven League Grant, Abstract Number 18, Section 43, Smith County, Texas, being further described by metes and bounds as follows:

BEGINNING at PK Nail found for the Southeast corner of said 36.142 acre tract of land and the southerly most southeast corner of this tract of land;
 THENCE S.87°38'32"W. (directional control Grid Central Texas State Plane Coordinate System NAD 83 Datum), 1516.44 feet along the South line of said 36.142 acre tract of land to a 1/2 inch iron rod found for the southwest corner of said 36.142 acre tract of land and the southwest corner of this tract of land and being in the east line of Carpenters Cross Addition, as recorded in Cabinet F, Slide 112-B of the Plat Records of Smith County, Texas;
 THENCE N.1°59'57"W., 327.80 feet along the east line of said Carpenters Cross Addition and along the west line of said 36.142 acre tract of land to a 1/2 inch iron rod with cap stamped "C.E.C. 10194378" set for the northwest corner of this tract of land and the southwest corner of another 12.05 acre tract of land surveyed herewith;
 THENCE N.88°00'03"E., 1736.12 feet along the south line of said 12.05 acre tract of land surveyed herewith to a PK nail with washer stamped "C.E.C. 10194378" set in the east line of said 36.142 acre tract for the easterly most northeast corner of this tract of land and the southerly most southeast corner of said 12.05 acre tract of land surveyed herewith;
 THENCE S.28°32'36"W., 40.88 feet along the east line of said 36.142 acre tract of land to a PK nail with washer stamped "C.E.C. 10194378" set in the east line of said 36.142 acre tract;
 THENCE S.33°50'53"W., 209.70 feet along the east line of said 36.142 acre tract of land to a PK nail with Washer stamped "C.E.C. 10194378" set in the east line of said 36.142 acre tract of land;
 THENCE S.31°56'23"W., 136.36 feet along the East line of said 36.142 acre tract of land to the **POINT OF BEGINNING** and containing 12.05 acres of land, more or less.

Certificate

I do here by certify to **Andy & Charlotte Kozsuch**, that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; that it was prepared from a survey made on the ground under my supervision on this the **26th day of July, 2022**; that no visible above ground encroachments exist other than shown. Property is located in Zone X and Zone A as according to the Flood Insurance Rate Map Panel 48423C0460C with an effective date 09/26/2008

Wendell Carl Stoner

Wendell Carl Stoner, RPLS 5123

