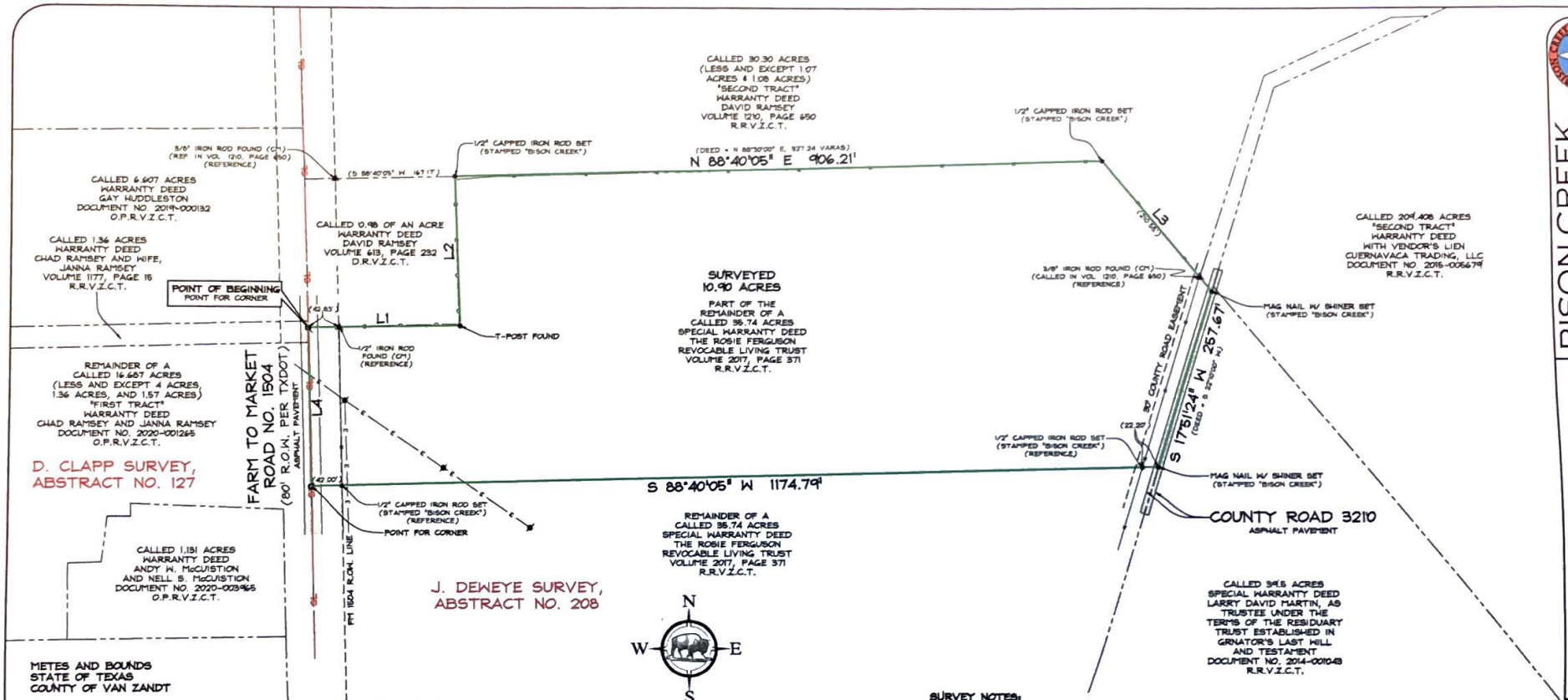

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

All that certain 10.90 acre lot, tract, or parcel of land situated in the J. Deweye Survey, Abstract No. 208, Van Zandt County, Texas. Being a part of the remainder of a called 35.74 acre tract described in a special warranty deed to The Rosie Ferguson Revocable Living Trust as recorded in Volume 2017, Page 371, of the Real Records of Van Zandt County, Texas (R.R.V.Z.C.T.) and being more particularly described as follows:

BEGINNING at a point in or near the center of Farm to Market Road No. 1504 for the most Westerly Northwest corner of the herein described tract same being the most Westerly Northwest corner of said 35.74 acre Ferguson tract and being the Southwest corner of a called 0.98 of an acre tract described in a warranty deed to David Ramsey as recorded in Volume 613, Page 232, of the Deed Records of Van Zandt County, Texas (D.R.V.Z.C.T.);

THENCE: North 89° 18' 12" East (Deed = East, 74.52 Varas), along the most Westerly North line of said 35.74 acre Ferguson tract and the South line of said 0.98 of an acre Ramsey tract, passing through a 1/2" iron rod found for reference at a distance of 42.83 feet, and continuing for a total distance of 211.17 feet to a t-post found for an "ell" corner of the hereon described tract same being an "ell" corner of said 35.74 acre Ferguson tract and being the Southeast corner of said 0.98 of an acre Ramsey tract;

THENCE: North 01° 48' 44" West (Deed = North 74.52 Varas), along the most Northerly West line of said 35.74 acre Ferguson tract and the East line of said 0.98 of an acre Ramsey tract, a distance of 210.82 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the most Easterly Northwest corner of the hereon described tract same being the most East Northwest corner of said 35.74 acre Ferguson tract and being in the most Westerly South line of a called 30.30 acre tract (less and except 1.07 acres and 1.08 acres") described as "Second Tract" in a warranty deed to David Ramsey as recorded in Volume 1210, Page 650, R.R.V.Z.C.T. from which a called 3/8" iron rod found for reference bears South 88° 40' 05" West, a distance of 167.17 feet;

THENCE: North 88° 40' 05" East (Deed = North 88° 30' 00" East, 327.24 Varas), along the most Easterly North line of said 35.74 acre Ferguson tract and said most Westerly South line of 30.30 acre Ramsey tract, a distance of 906.21 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the Northeast corner of the hereon described tract same being the Northeast corner of said 35.74 acre Ferguson tract and being an angle point of said 30.30 acre Ramsey tract;

THENCE: South 38° 52' 36" East (Deed = South 45° 00' 00" East, 84.24 Varas), along the Northeast line of said 35.74 acre Ferguson tract and the Southwest line of said 30.30 acre Ramsey tract, passing through a called 3/8" iron rod found for the most Southerly corner of said 30.30 acre Ramsey tract at a distance of 210.55 feet, and continuing for a total distance of 236.45 feet to a mag nail with shiner set stamped "BISON CREEK" in or near the center of County Road 3210 for the East corner of the hereon described tract same being the East corner of said 35.74 acre Ferguson tract;

THENCE: South 17° 15' 24" West (Deed = South 22° 10' 00" West), along the Southeast line of said 35.74 acre Ferguson tract and with or near the center of said County Road 3210, a distance of 257.67 feet to a mag nail with shiner set stamped "BISON CREEK" for the Southeast corner of the hereon described tract from which a 1/2" capped iron rod set stamped "BISON CREEK" for reference bears South 88° 40' 05" West, a distance of 22.20 feet;

THENCE: South 88° 40' 05" West, severing across and through said remainder of 35.74 acre Ferguson tract, a distance of 1174.79 feet to a point in or near the center of aforementioned Farm to Market Road No. 1504 for the Southwest corner of the hereon described tract same being in the most Southerly West line of said 35.74 acre Ferguson tract from which a 1/2" capped iron rod set stamped "BISON CREEK" for reference bears North 88° 40' 05" East, a distance of 42.00 feet;

THENCE: North 01° 23' 10" West (Deed = North), along said most Southerly West line of 35.74 acre Ferguson tract and with or near the center of said Farm to Market Road No. 1504, a distance of 222.37 feet to the POINT OF BEGINNING and containing 10.90 acres of land of which approximately 0.21 of an acre of land lies within the right of way of Farm to Market Road No. 1504 and approximately 0.19 of an acre of land lies within the right of way of County Road 3210.

SURVEY NOTES:

1) Except as shown there are no visible protrusions.

2) The Basis of Bearing is Grid North as tied with the Trimble RTK Cooperative Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83). Distances shown are in Ground Values of US-Survey Feet.

3) This Survey was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided unto him prior to the date in which the survey was completed.

TO: Rosie Ferguson Revocable Living Trust

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 21st day of April, 2023 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Engineers and Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties. ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: April 24th, 2023
BISON CREEK LAND SERVICES, LLC.
297A0 State Highway 64
Canton, Texas 75103
Phone (903) 873-3600

STATE OF TEXAS REGISTERED JAMES P KEENE 5100 PROFESSIONAL LAND SURVEYOR

LEGEND

- ▲(CM) = CONTROLLING MONUMENT
- ● = MONUMENT FOUND (AS DESCRIBED)
- ● = MONUMENT SET (AS DESCRIBED)
- ○ = POINT FOR CORNER
- WM = WATER METER
- ET = ELECTRIC PEDESTAL
- TP = TELEPHONE PEDESTAL
- AC = AIR CONDITIONER
- EM = ELECTRIC METER
- GM = GAS METER
- CM = CABLE TV MARKER
- = WOOD FENCE
- = CHAIN LINK FENCE
- = WIRE FENCE
- = OVERHEAD ELECTRIC
- = POWER POLE
- = GUY WIRE

LINE TABLE

L1 = N 89°18'12" E 211.17' (DEED = EAST, 74.52 VARAS)	
L2 = N 01°48'44" W 210.82' (DEED = NORTH, 74.52 VARAS)	
L3 = S 38°52'36" E 236.45' (DEED = S 45°00'00" E, 84.24 VARAS)	
L4 = N 01°23'10" W 222.37' (DEED = NORTH)	

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SURVEY
BEING A 10.90 ACRE TRACT OF LAND SITUATED IN THE J. DEWEYE SURVEY, ABSTRACT NO. 208
VAN ZANDT COUNTY, TEXAS

FM 1504, WILLS POINT, VAN ZANDT COUNTY, TEXAS

BISON CREEK LAND SERVICES, LLC. 297A0 STATE HIGHWAY 64, CANTON, TX 75103 PHONE: 903-873-3600 WWW.BISON-CREEK.COM

REVISION:

SCALE: 1" = 100'
DATE: 04/24/23
APPROVED BY: JPK
DRAWN BY: RTL
CREW: AH / GC
PROJECT NO.: 23-0489

SHEET 1 OF 1