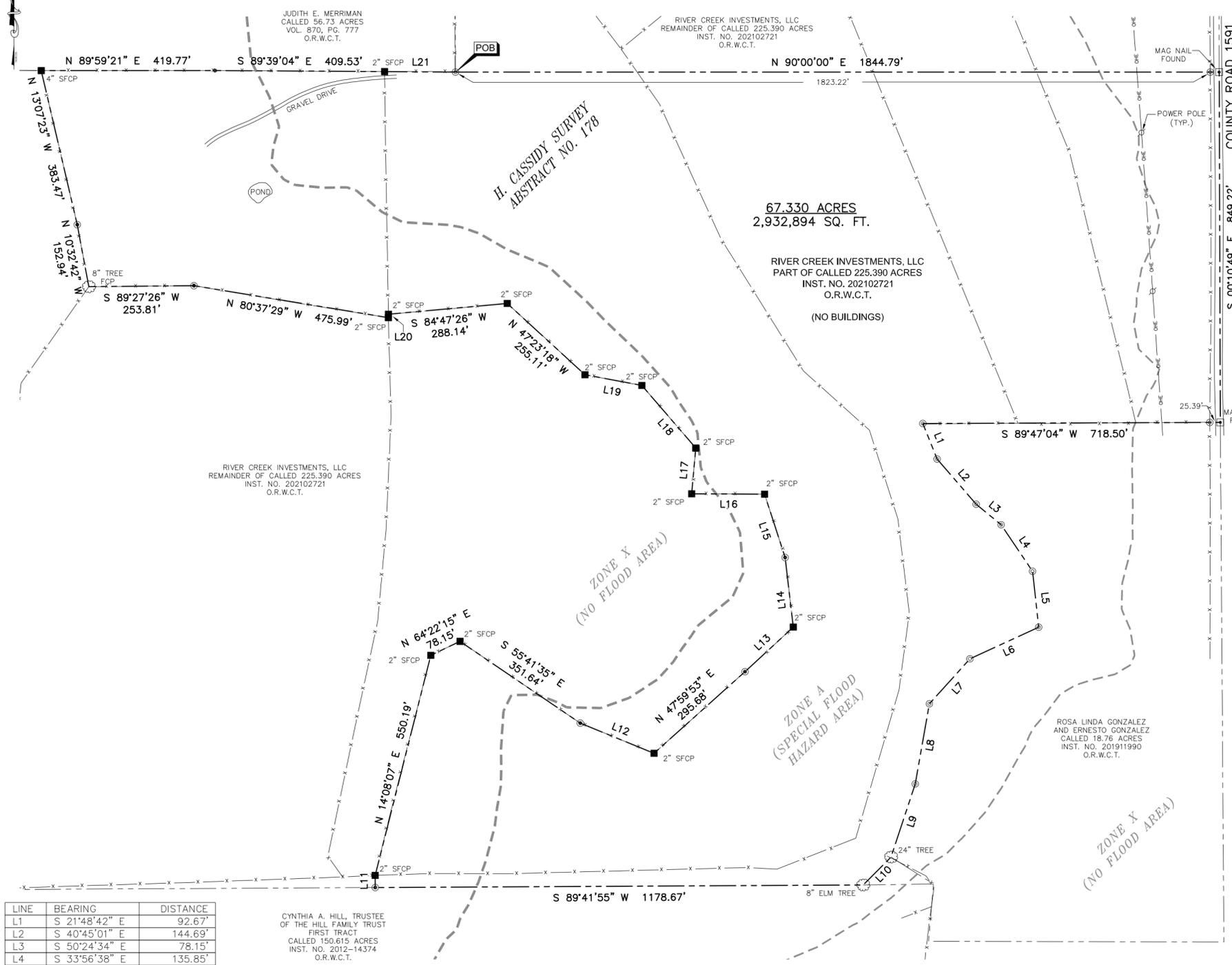
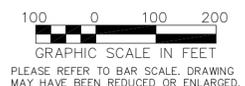


WISE COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 21°48'42" E	92.67'
L2	S 40°45'01" E	144.69'
L3	S 50°24'34" E	78.15'
L4	S 33°56'38" E	135.85'
L5	S 06°16'00" E	136.35'
L6	S 65°11'57" W	182.93'
L7	S 41°57'57" W	146.52'
L8	S 09°58'10" W	197.31'
L9	S 18°15'48" W	186.53'
L10	S 44°44'55" W	95.43'
L11	N 00°18'05" W	29.40'
L12	S 67°40'05" E	192.66'
L13	N 47°10'04" E	159.03'
L14	N 06°39'48" W	169.85'
L15	N 17°54'24" W	161.27'
L16	N 89°40'22" W	176.11'
L17	N 05°07'02" E	111.38'
L18	N 40°38'45" W	199.91'
L19	N 79°16'10" W	139.88'
L20	S 01°16'58" W	8.31'
L21	S 89°35'42" E	171.17'

- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - PIPE FENCE
 - OVERHEAD UTILITIES
 - CAPPED IRON ROD SET
 - MARKED "PLS INC"
 - IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - W = WATER METER
 - = CONCRETE



NOTE: LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

PROPERTY DESCRIPTION

Being a tract of land situated in the H. Cassidy Survey, Abstract No. 178, Wise County, Texas and being part of a called 225.390 acres tract of land described in Deed to River Creek Investments, LLC as recorded in Instrument No. 202102721, Official Records, Wise County, Texas, and being more particularly described herein as follows:

BEGINNING at a 1/2 inch iron rod found near a fence corner post for an interior corner of said River Creek tract and the Southeast corner of a called 56.73 acres tract of land described in Deed to Judith E. Merriman as recorded in Volume 870, Page 777, said Official Records;

THENCE North 90 degrees 00 minutes 00 seconds East, with the North line of the herein described tract, severing said River Creek tract, passing at a distance of 1,823.22 feet to a 5/8 inch iron rod capped "PLS, INC" found in a fence line for reference, and continuing along said course for a total distance of 1,844.79 feet to a mag nail found in County Road 1591 (a public road) and in the East line of said River Creek tract for the Northeast corner of the herein described tract;

THENCE South 00 degrees 10 minutes 49 seconds East, with the East line of said River Creek tract, along said County Road 1591, a distance of 849.22 feet to a mag nail found for the most Northerly Southeast corner of said River Creek tract and the Northeast corner of a called 18.76 acres tract of land described in Deed to Rosa Linda Gonzalez and Ernesto Gonzalez as recorded in Instrument No. 201911990, said Official Records;

THENCE South 89 degrees 47 minutes 04 seconds West, with a South line of said River Creek tract and the North line of said Gonzalez tract, passing at a distance of 25.39 feet to a 3/8 inch iron rod found for reference, and continuing along said course for a total distance of 718.50 feet to a 1/2 inch iron rod found on the East bank of Big Sandy Creek for an interior corner of said River Creek tract and the Northwest corner of Gonzalez tract;

THENCE with the common line of said River Creek tract and said Gonzalez tract, along the East bank of said Creek, the following nine (9) courses and distances:

1. South 21 degrees 48 minutes 42 seconds East, a distance of 92.67 feet to a 5/8 inch iron rod found for corner;
2. South 40 degrees 45 minutes 01 seconds East, a distance of 144.69 feet to a 5/8 inch iron rod found for corner;
3. South 50 degrees 24 minutes 34 seconds East, a distance of 78.15 feet to a 5/8 inch iron rod found for corner;
4. South 33 degrees 56 minutes 38 seconds East, a distance of 135.85 feet to a 3/4 inch iron rod found for corner;
5. South 06 degrees 16 minutes 00 seconds East, a distance of 136.35 feet to a 5/8 inch iron rod found for corner;
6. South 65 degrees 11 minutes 57 seconds East, a distance of 182.93 feet to a 5/8 inch iron rod capped "PLS, INC" found for corner;
7. South 41 degrees 57 minutes 57 seconds West, a distance of 146.52 feet to a 3/4 inch iron rod found for corner;
8. South 09 degrees 58 minutes 10 seconds West, a distance of 197.31 feet to a 3/4 inch iron rod found for corner;
9. South 18 degrees 15 minutes 48 seconds West, a distance of 186.53 feet to a 24 inch tree for the Southwest corner of said Gonzalez tract;

THENCE South 44 degrees 44 minutes 55 seconds West, continuing with the East line of said River Creek tract and along the East bank said Creek, a distance of 95.43 feet to an 8 inch elm tree found for the Southeast corner of said River Creek tract;

THENCE South 89 degrees 41 minutes 55 seconds West, with the South line of said River Creek tract, a distance of 1,178.67 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC"(typical) set for the Southwest corner the herein described tract;

THENCE North 00 degrees 18 minutes 05 seconds West, with the West line of the herein described tract, severing said River Creek tract, a distance of 29.40 feet to a 2 inch steel fence corner post found for corner;

THENCE continuing with the West line of the herein described tract, severing said River Creek tract, along and near a fence, the following nineteen (19) courses and distances:

1. North 14 degrees 08 minutes 07 seconds East, a distance of 550.19 feet to a 2 inch steel fence corner post found for corner;
2. North 64 degrees 22 minutes 15 seconds East, a distance of 78.15 feet to a 2 inch steel fence corner post found for corner;
3. South 55 degrees 41 minutes 35 seconds East, a distance of 351.64 feet to a 5/8 inch iron rod set for corner;
4. South 67 degrees 40 minutes 05 seconds East, a distance of 192.66 feet to a 2 inch steel fence corner post found for corner;
5. North 47 degrees 59 minutes 53 seconds East, a distance of 295.68 feet to a 5/8 inch iron rod set found for corner;
6. North 47 degrees 10 minutes 04 seconds East, a distance of 159.03 feet to a 2 inch steel fence corner post found for corner;
7. North 06 degrees 39 minutes 48 seconds West, a distance of 169.85 feet to a 5/8 inch iron rod set for corner;
8. North 17 degrees 54 minutes 24 seconds West, a distance of 161.27 feet to a 2 inch steel fence corner post found for corner;
9. North 89 degrees 40 minutes 22 seconds West, a distance of 176.11 feet to a 2 inch steel fence corner post found for corner;
10. North 05 degrees 07 minutes 02 seconds East, a distance of 111.38 feet to a 2 inch steel fence corner post found for corner;
11. North 40 degrees 38 minutes 45 seconds West, a distance of 199.91 feet to a 2 inch steel fence corner post found for corner;
12. North 79 degrees 16 minutes 10 seconds West, a distance of 139.88 feet to a 2 inch steel fence corner post found for corner;
13. North 47 degrees 23 minutes 18 seconds West, a distance of 255.11 feet to a 2 inch steel fence corner post found for corner;
14. South 84 degrees 47 minutes 26 seconds West, a distance of 288.14 feet to a 2 inch steel fence corner post found for corner;
15. South 01 degrees 16 minutes 58 seconds West, a distance of 8.31 feet to a 2 inch steel fence corner post found for corner;
16. North 80 degrees 37 minutes 29 seconds West, a distance of 475.99 feet to a 5/8 inch iron rod set for corner;
17. South 89 degrees 27 minutes 26 seconds West, a distance of 253.81 feet to a 8 inch tree fence corner post found for corner;
18. North 10 degrees 32 minutes 42 seconds West, a distance of 152.94 feet to a 5/8 inch iron rod set for corner;
19. North 13 degrees 07 minutes 23 seconds West, a distance of 383.47 feet to a 4 inch steel fence corner post found in the North line of said River Creek tract and the South line of said Merriman tract for the Northwest corner of the herein described tract;

THENCE North 89 degrees 59 minutes 21 seconds East, with the North line of said River Creek tract and the South line of said Merriman tract, along and near said fence, a distance of 419.77 feet to a point in said fence;

THENCE South 89 degrees 39 minutes 04 seconds East, continuing with the North line of said River Creek tract and the South line of said Merriman tract, along and near said fence, a distance of 171.17 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 67.330 acres of land, more or less.

FLOOD NOTE

PER DATA PROVIDED BY F.E.M.A. PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE A (SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND THE REMAINING PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X (NO FLOOD AREA) AS PLOTTED ON COMMUNITY PANEL # 480765 0235 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF JANUARY 16, 2008.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON JANUARY 20, 2021.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat, EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

Joe C. Vaughn, Jr.
 JOE C. VAUGHN, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
 MAY 27, 2021
 FIRM REGISTRATION NO. 10129300



DRAWN BY:	CMW
CHECKED BY:	JCV
DATE:	5/27/21
SHEET:	1 OF 1
SCALE:	AS SHOWN

LAND TITLE SURVEY
 TBD COUNTY ROAD 1591

67.330 ACRES
 H. CASSIDY SURVEY
 ABSTRACT NO. 178
 WISE COUNTY, TEXAS

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