



J. MARRS SURVEY, ABSTRACT NO. 542

CALLED 12.707 ACRES
C. E. HIZLES
DOCUMENT NO. 2014-005136
R.R.V.Z.C.T.

SECOND TRACT
CALLED 74.52 ACRES
CAROLINE MARIE HOODRING
DOCUMENT NO. 2009-010509
R.R.V.Z.C.T.

CALLED 13.30 ACRES
C. E. HIZLES
VOLUME 1060, PAGE 001
R.R.V.Z.C.T.

CALLED 13.30 ACRES
CLARENCE WALKER, JR. and wife
LINDA KAY WALKER
VOLUME 1302, PAGE 005
R.R.V.Z.C.T.

M. C. CHIRINO SURVEY,
ABSTRACT NO. 128

SURVEYED
60.00 ACRES
(2,613,597 SQ. FT.)

C. F. KLEIN SURVEY,
ABSTRACT NO. 460

TRACT THREE
CALLED 185.51 ACRES
HERSHEL L. LAND, JR.
and wife, PATRICIA J. LAND
DOCUMENT NO. 2007-047064
R.R.V.Z.C.T.

REMAINDER OF A
CALLED 74.95 ACRES
ALEX R. MARSHALL
and wife, ROBIN A. MARSHALL
VOLUME 1504, PAGE 478
R.R.V.Z.C.T.

- LEGEND**
- ▲ CH1 = CONTROLLING INSTRUMENT
 - IRF = IRON ROD FOUND
 - IRS = 5/8" IRON ROD SET
 - BCLS = BENCH MARK
 - ⊠ M1 = WATER METER
 - ⊠ MV = WATER VALVE
 - ⊠ FH = FIRE HYDRANT
 - ⊠ EF = ELECTRIC FEDESTAL
 - ⊠ FP = POWER POLE
 - ⊠ G11 = GAS METER
 - ⊠ AC = AIR CONDITIONER
 - E- = OVERHEAD ELECTRIC
 - CLP- = CHAIN LINK FENCE
 - X- = WIRE FENCE
 - HDF- = HOOD FENCE
 - MF- = METAL FENCE
 - XX- = REAL RECORDS VAN ZANDT COUNTY, TEXAS
 - YY- = PLAT RECORDS VAN ZANDT COUNTY, TEXAS

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

All that certain 60.00 acre tract or parcel of land situated in the M. C. Chirino Survey, Abstract No. 128, Van Zandt County, Texas and being a part of Tract One, a called 52.00 acre tract and part of Tract Three, a called 13.57 acre tract described in a Warranty Deed to Caroline Marie Hoodring as recorded in Document No. 2009-010509, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.), said 60.00 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly Northeast corner of said called 52.00 acre tract, some being the Southeast corner of a called 12.707 acre tract to C. E. Hizles as recorded in Document No. 2014-005136, (R.R.V.Z.C.T.), and the most westerly Southwest corner of Second Tract, a called 74.52 acre tract to Caroline Marie Hoodring as recorded in Document No. 2009-010509, (R.R.V.Z.C.T.) and being at or near the North line of said Chirino Survey,

THENCE South 00 degrees 04 minutes 15 seconds West, severing across and through said called 52.00 acre tract and generally with a fence, a distance of 452.08 feet to a 1/2 inch capped iron rod (stamped "BCLS") set for an ell corner of the hereon described tract;

THENCE North 07 degrees 44 minutes 15 seconds East, at 326.25 feet passing the East line of said called 52.00 acre tract and the West line of said called 13.57 acre tract, continuing in all a distance of 642.29 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within the limits of Van Zandt County Road No. 4915 and being in the West line of a called 131.00 acre tract to Naldrop Legacy, LLC, a Texas Limited Liability Company;

THENCE South 11 degrees 25 minutes 05 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 200.91 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 04 degrees 36 minutes 23 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 174.21 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 03 degrees 04 minutes 21 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 174.26 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 00 degrees 27 minutes 10 seconds East, continuing along said county road and West line of said called 131.00 acre tract, a distance of 329.67 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 02 degrees 51 minutes 03 seconds East, continuing along said county road and West line of said called 131.00 acre tract, a distance of 135.94 feet to a 80D nail found within said county road and the Southeast corner of said called 13.57 acre tract and the Northeast corner of the remainder of a called 74.95 acre tract to Alex R. Marshall and wife, Robin A. Marshall as recorded in Volume 1504, Page 478, (R.R.V.Z.C.T.), for the Southeast corner of the hereon described tract;

THENCE South 06 degrees 16 minutes 55 seconds West, departing said county road and along said common line, a distance of 438.70 feet to a cross-tie fence corner post, being the Southwest corner of said called 13.57 acre tract and the Southeast corner of said called 52.00 acre tract;

THENCE South 88 degrees 37 minutes 16 seconds West, continuing along the South line of said called 52.00 acre tract and the North line of the remainder of said called 74.95 acre tract and generally along a fence, a distance of 1566.79 feet to a 8 inch wood fence post for corner, being the Southwest corner of said called 52.00 acre tract, the Northwest corner of said called 74.95 acre tract and being in the East line of a called 185.51 acre tract known as Tract Three to Hershel L. Land, Jr. and wife, Patricia J. Land as recorded in Document No. 2007-047064, (R.R.V.Z.C.T.), being in or near the West line of said Chirino Survey and the East line of the C. F. Klein Survey, Abstract No. 460;

THENCE North 02 degrees 05 minutes 03 seconds West, along the West line of said called 52.00 acre tract and said Chirino Survey and the East line of said called 185.51 acre tract and said Klein Survey and generally along a fence, a distance of 1445.75 feet to a 6 inch cedar fence post found at the Northeast corner of said called 185.51 acre tract, the Northwest corner of said called 52.00 acre tract and being in the South line of a called 13.30 acre tract to Clarence Walker, Jr. and wife, Linda Kay Walker as recorded in Volume 1302, Page 005, (R.R.V.Z.C.T.) for the Northwest corner of the hereon described tract and being in or near the North line of said Chirino Survey,

THENCE North 87 degrees 44 minutes 13 seconds East, along the North line of said Chirino Survey and said called 52.00 acre tract, at 85.73 feet passing the Southeast corner of said called 13.30 acre Halker tract, the Southwest corner of a called 13.30 acre tract to C. E. Hizles as recorded in Volume 1060, Page 001, (R.R.V.Z.C.T.), at 712.17 feet passing the Southeast corner of said called 13.30 acre Hizles tract and the Southwest corner of said called 12.707 acre Hizles tract, continuing in all a distance of 1272.30 feet to the POINT OF BEGINNING and containing 2,613,597 square feet, or 60.00 acres of land, of which 0.698 acres lies within the limits of Van Zandt County Road 4915

TO: Caroline M. Hoodring

I, John B. Fincher, Registered Professional Land Surveyor No. 1705, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 26th day of August, 2016 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional 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.

John B. Fincher, R.P.L.S.
Texas Registration No. 1705
Date: September 01, 2016
Bison Creek Land Services, LLC.
24445 IH 20
Hills Point, Texas 75169
Phone (903) 873-3600
Fax (903) 873-3605



SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Basis of Bearing NAD 83 Texas North Central Zone.
- 3) This Survey was prepared without the benefit of a current Title Commitment. There may be additional easements, restrictions, and/or other matters of record affecting the subject property that a current Title Commitment might disclose.

BISON CREEK LAND SERVICES, LLC
WWW.BISONCREEK.COM
FIRM LICENSE NO. 0101300

BOUNDARY SURVEY
BEING A 60.00 ACRE TRACT OF LAND SITUATED
IN THE M.C. CHIRINO SURVEY, ABSTRACT NO. 128
VAN ZANDT COUNTY, TEXAS

PARTS OF TRACT ONE &
TRACT THREE
DOCUMENT NO. 2009-010509
R.R.V.Z.C.T.

CAROLINE M. HOODRING
P.O. BOX 243
FLINT, TEXAS 75762

SCALE: 1" = 100'
DATE: 09/01/16
APPROVED BY: JBF
DRAWN BY: JBF
CHECKED BY: JBF
PROJECT NO. 16-000494

SHEET
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OF 1