

Sheet 2 of 3

36.86 Acres

All that certain lot, tract, or parcel of land located in the W. Wages Survey, Abstract No. 971, the D. Fuller Survey, Abstract No. 268, the M.J. Codena Survey, Abstract No. 124, and the L. Smith Survey, Abstract No. 768 of Van Zandt County, Texas, being a portion of a called 10.19 acre tract as described in a deed to Robert Rozeboom and wife, Shirley Rozeboom, dated October 10, 1995 and recorded in Volume 1357, Page 40 of the Deed Records of Van Zandt County, Texas (D.R.V.Z.C.T.), being all of a called 2.67 acre tract as described in a deed to Robert Rozeboom and wife, Shirley Rozeboom dated May 12, 1999 and recorded in Volume 1512, Page 30 (D.R.V.Z.C.T.), being all of the residue of a called 8.21 acre tract described in a deed to Robert Rozeboom and wife, Shirley Rozeboom, dated June 14, 2004 and recorded in Volume 1936, Page 299 (D.R.V.Z.C.T.), and being a portion on Lot 1, all of Lot 2, all of Lot 3, and a portion of Lot 9 of Oak Ranch Estates as shown on plat recorded in Glide 137-B of the Plat Records of Van Zandt County, Texas (P.R.V.C.T.), and this 36.86 acre tract being more particularly described as follows:

BEGINNING at a 3/8" Iron Rod Found in the South line of F.M. Road No. 3227 for the Northeast corner of said herein described tract, being the Northeast corner of Lot 1 of said Oak Ranch Estates, and being the Northwest corner of a called 4.32 acre tract as described in a deed to Jeff L. Wimberly and wife, Elizabeth J. Wimberly, dated January 25, 1995 and recorded in Volume 1335, Page 243 (D.R.V.Z.C.T.);

THENCE South 02°49'15" West a distance of 221.04 feet with the common line of said Lot 1 and said called 4.32 acre tract to a Point for Corner in same;

THENCE South 02°29'02" West a distance of 646.28 feet with the common line of said Lot 1 and said called 4.32 acre tract to a Chain Link Fence Corner for the Southwest corner of said called 4.32 acre tract, being the North corner of said called 10.19 acre tract;

THENCE South 57°57'51" East a distance of 199.85 with the common line of said called 4.32 acre tract and said called 10.19 acre tract to a 3/8" Iron Rod Found for the South corner of said called 4.32 acre tract, being the West corner of a called 1.44 acre tract as described in a deed to John Dunlap and Sandra Dunlap, dated July 24, 2007 and recorded in Volume 2252, Page 248 (D.R.V.Z.C.T.);

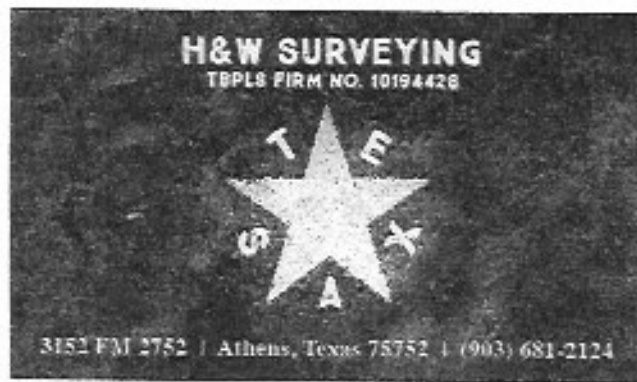
THENCE South 35°48'32" West a distance of 335.41 feet over and across said called 10.19 acre tract and said called Lot 1 to a 1/2" Iron Rod Set for an angle corner of said herein described tract;

THENCE South 12°13'42" West a distance of 222.03 feet over and across said Lot 1 to a 1/2" Iron Rod Set for an angle corner of said herein described tract;

THENCE South 27°30'51" East a distance of 222.75 feet over and across said Lot 1 and said called 10.19 acre tract to a 1/2" Iron Rod Found for the North corner of a called 0.948 acre tract as described in a deed to Adalberto Cano and Barbara Ann Cano dated September 30, 2016, and recorded in Document No. 2016-008696 (D.R.V.Z.C.T.);

THENCE South 32°01'26" West a distance of 427.63 feet with the common line of said called 10.19 acre tract, said called 0.948 acre tract, and a called 1.002 acre tract as described in a deed to Carol Smith, dated August 31, 2015 and recorded in Document No. 2015-007475 (D.R.V.Z.C.T.) to a 1/2" Iron Rod Found for the Southwest corner of said called 1.002 acre tract;

THENCE South 66°13'28" East a distance of 207.51 feet with the common line of said called 10.19 acre tract and said called 1.002 acre tract to a 1/2" Iron Rod Found in the Northwest line of State Highway No. 198 for the South corner of said called 1.002 acre tract;

DS
JB

Sheet 3 of 3

36.86 Acres

THENCE South $32^{\circ}30'21''$ West a distance of 342.65 feet with the common line of said called 10.19 acre tract and said State Highway 198 to a $1/2''$ Iron Rod Found for the South corner of said called 10.19 acre tract, being the Northeast corner of a called 2.58 acre tract as described in a deed to Melody A. Neal and husband, James L. Neal, dated August 25, 2006 and recorded in Volume 2165, Page 300 (D.R.V.Z.C.T.), and being the South corner of said herein described tract;

THENCE North $67^{\circ}09'49''$ West a distance of 352.91 feet with the common line of said called 2.58 acre tract, said called 10.19 acre tract, and said called 2.67 acre tract to a $1/2''$ Iron Rod Found for the Southwest corner of said called 2.67 acre tract, being in the East line of a called 60.61 acre tract as described in a deed to Michael Pittman, dated January 30, 2009 and recorded in Document No. 2009-000816 (D.R.V.Z.C.T.);

THENCE North $02^{\circ}38'13''$ East a distance of 856.78 feet with the common line of said called 2.67 acre tract and said called 60.61 acre tract to a $1/2''$ Iron Rod Found for the Northwest corner of said called 2.67 acre tract, being the Southwest corner of Lot 2 and the Southeast corner of Lot 3 of said Oak Ranch Estates;

THENCE North $79^{\circ}48'23''$ West a distance of 225.23 feet with the South line of Lot 3 of said Oak Ranch Estates to a $1/2''$ Iron Rod Found for the Southwest corner of same, being the Southeast corner of said residue of a called 8.21 acre tract;

THENCE North $83^{\circ}04'38''$ West a distance of 199.81 feet with the South line of said residue of a called 8.21 acre tract to a $1/2''$ Iron Rod Found for the Southwest corner of same, being the Southeast corner of Lot 12A of Oak Ranch Estates as shown on plat recorded in Glide 339-A (P.R.V.C.T.);

THENCE North $02^{\circ}02'44''$ East a distance of 633.81 feet with the common line said residue of a called 8.21 acre tract, said Lot 12A of Oak Ranch Estates, and the residue of Lot 9 of said Oak Ranch Estates to a $1/2''$ Iron Rod Found for the Northeast corner of said Lot 12A, and being the Southwest corner of Lot 4 of said Oak Ranch Estates;

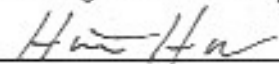
THENCE South $82^{\circ}55'49''$ East a distance of 200.96 with the South line of said Lot 4 to a $1/2''$ Iron Rod Found for the Southeast corner of same, being in the West line of said Lot 3;

THENCE North $02^{\circ}08'43''$ East a distance of 990.27 feet with the common line of Lot 3 and Lot 4 of said Oak Ranch Estates to a $1/2''$ Iron Rod Set for a common corner of same, being the Northwest corner of said herein described tract, and being in the South line of said F.M. Road No. 3227;

THENCE South $72^{\circ}33'40''$ East a distance of 552.70 feet with the common line of said F.M. Road No. 3227, and said Lot 3, Lot 2, and Lot 1 of Oak Ranch Estates to a Concrete Monument Found for an angle corner of said Lot 1;

THENCE South $57^{\circ}38'51''$ East a distance of 177.89 feet with the common line of said F.M. Road No. 3227 and said Lot 1 of Oak Ranch Estates to the POINT OF BEGINNING and containing 36.86 acres of land, more or less;

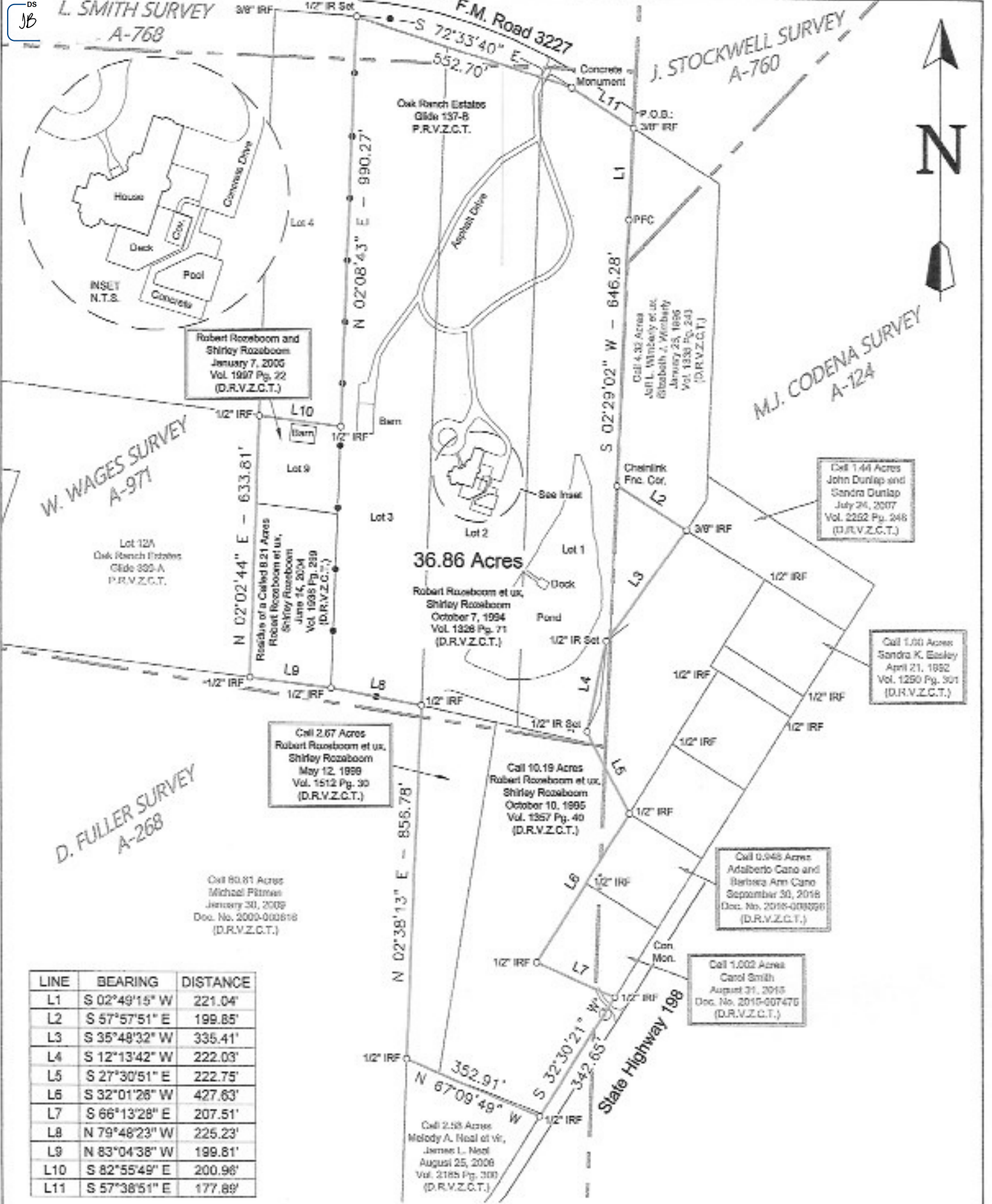
See Map No. 20138 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment (TX North Central Zone – NAD 83). I, Harrison Hrobar, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of October, 2020.



Harrison Hrobar RPLS 6584

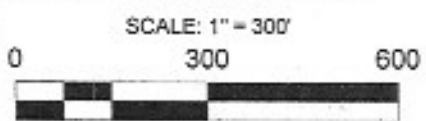
January 4, 2021





LINE	BEARING	DISTANCE
L1	S 02°49'15" W	221.04'
L2	S 57°57'51" E	199.85'
L3	S 35°48'32" W	335.41'
L4	S 12°13'42" W	222.03'
L5	S 27°30'51" E	222.75'
L6	S 32°01'28" W	427.63'
L7	S 66°13'28" E	207.51'
L8	N 79°48'23" W	225.23'
L9	N 83°04'38" W	199.81'
L10	S 82°55'49" E	200.98'
L11	S 57°38'51" E	177.89'

- NOTES:
- 1) THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED BY THE USE OF GPS EQUIPMENT. (TX NORTH CENTRAL ZONE - NAD 83)
 - 2) FIELD NOTES ACCOMPANY THIS SURVEY.
 - 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
 - 4) NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.
 - 5) ALL SURVEY LINES ARE APPROXIMATE.



SURVEYOR'S STATEMENT:
 I, Harrison Hrobar, do hereby state that this plat represents a survey made on the ground under my supervision during the month of November, 2020. GIVEN UNDER MY HAND & SEAL, this the 4th day of January, 2021.

Harrison Hrobar
 HARRISON HROBAR - R.P.L.S. No. 6584



36.86 AC.
A-971, A-268, A-124, A-768
Van Zandt County, Texas

Job. No.	20138
Sheet	1 of 3
Ref.	DUNLAP
Drawn:	T.B.W. 1/4/2021
Checked:	H.S.H. 1/4/2021

REVISIONS		
Date	Description	Approved