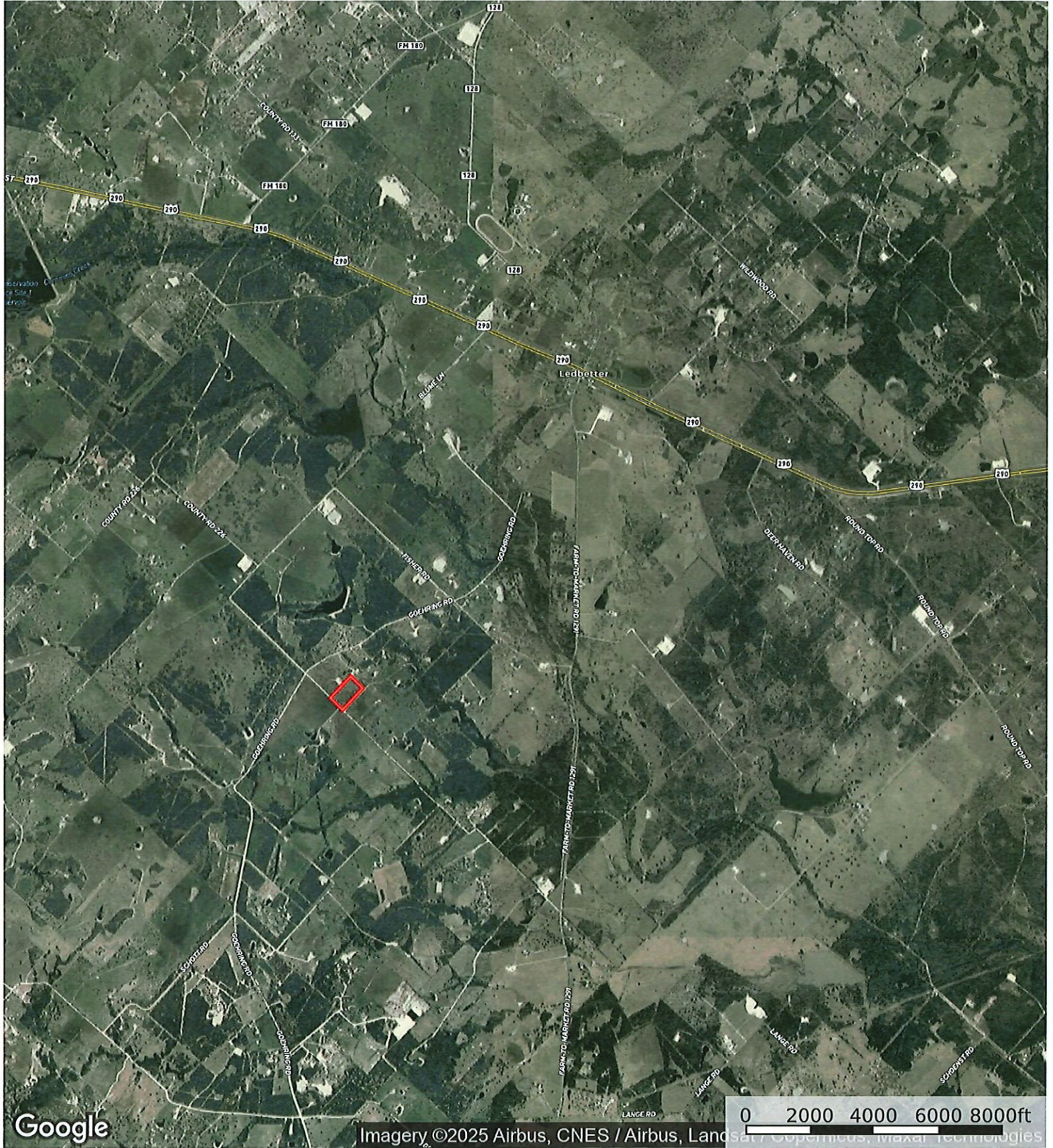
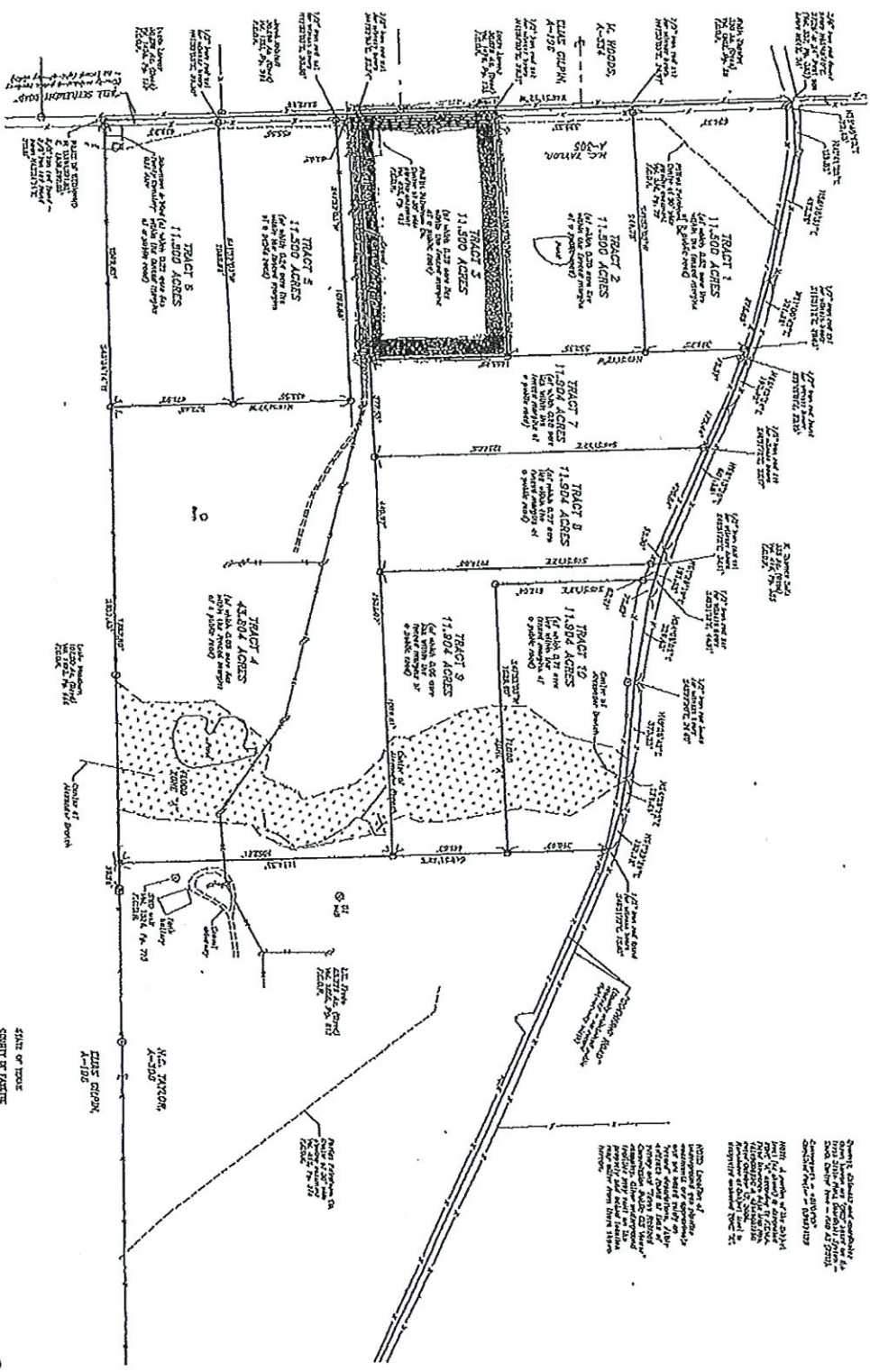




 Boundary



Boundary



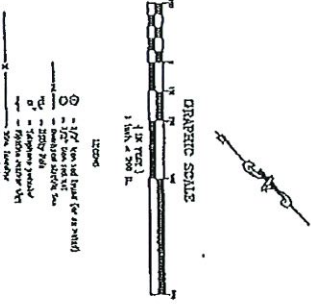
PLAT SHOWING THE SURVEY AND DIVISION OF A 143,818 ACRE TRACT SPLITTED IN THE N.C. TAYLOR SURVEY, A-108, IN FAYETTE COUNTY, TEXAS, AND BEING THAT TRACT DESCRIBED AS 143,818 ACRES IN A DEED FROM CHELSEA FREED, ET AL, TO HELL SETTLEMENT, LLC DATED JUNE 13, 2018 AND RECORDED IN VOLUME 1802, PAGE 485 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

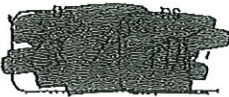
STATE OF TEXAS
COUNTY OF FAYETTE
I, Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office on this 14th day of July, 2018.
Notary Public
KEVIN VON MINNEN
My Comm. Expires 07/14/2021



NOTICE: This plat is subject to the provisions of the Texas Property Code, Chapter 63, Subchapter C, Section 63.001, which provides that a surveyor's liability for errors or omissions in a survey is limited to the amount of the fee for the survey. This limitation does not apply to a surveyor who is found to be grossly negligent or who acts with fraud or willful misconduct. The surveyor's liability for errors or omissions in a survey is limited to the amount of the fee for the survey. This limitation does not apply to a surveyor who is found to be grossly negligent or who acts with fraud or willful misconduct.

NOTE: Lengths of measurements of distances were by the surveyor using an electronic distance measuring device (EDM) and were not measured by a steel tape. The surveyor is not responsible for any errors or omissions in the survey caused by the use of an EDM. The surveyor is not responsible for any errors or omissions in the survey caused by the use of an EDM.





STATE OF TEXAS
COUNTY OF FAYETTE

BELL SETTLEMENT LLC
TRACT 3
11.500 ACRES

All that certain tract or parcel of land containing 11.500 acres (of which 0.30 acre lies within the fenced margins of "Bell Settlement Road") situated in the N.C. Taylor Survey, A-306, in Fayette County, Texas, and being a part of that tract described as 148.919 acres in a deed from Charles Frede, et al, to Bell Settlement LLC dated June 13, 2019 and recorded in Volume 1902, Page 435 of the Official Records of Fayette County, said 11.500 acre tract being more particularly described by metes and bounds as follows:

Commencing at a 5/8" iron rod found within the fenced margins of "Bell Settlement Road" (County maintained public roadway - no record right-of-way width) for the West corner of the (called) 102.00 acre Leslie Woodburn tract (Vol. 1493, Pg. 685 F.C.O.R.), the South corner of said (called) 148.919 acre Bell Settlement LLC tract, and the apparent Southwest common corner of said N.C. Taylor Survey and the Elias Gilpin Survey, A-196, said point having a coordinate value of North = 13,961,271.82 feet and East = 2,659,892.05 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011), from which a 5/8" iron rod found for witness in the fenced Northeast margin of said "Bell Settlement Road" bears North 43 degrees 34 minutes 14 seconds East, 20.86 feet;

Thence North 46 degrees 51 minutes 12 seconds West, 977.81 feet along and within said "Bell Settlement Road", being along the apparent common line between said Gilpin Survey, said N.C. Taylor Survey and the M. Woods Survey, A-334 and with the original common line between said 148.919 acre Bell Settlement LLC tract, the (called) 30.576 acre Lucile Lorenz tract (Vol. 1428, Pg. 132 F.C.O.R.), the (called) 30.590 acre Jacob Kristoff tract (Vol. 1751, Pg. 298 F.C.O.R.) and the (called) 30.576 Lucile Lorenz tract (Vol. 1428, Pg. 135 F.C.O.R.) to a point for the most Westerly corner of the 43.804 acre "TRACT 4" also surveyed this date, the South corner of the tract herein described and the **PLACE OF BEGINNING**, from which a 1/2" iron rod set in the fenced Northeast margin of said road bears North 41 degrees 52 minutes 03 seconds East, 23.74 feet;



BELL SETTLEMENT LLC
TRACT 3 - 11.500 ACRES
PAGE 2 OF 3

Thence North 46 degrees 51 minutes 12 seconds West, 530.35 feet along said common line to a point for the South corner of the 11.500 acre "TRACT 2" also surveyed this date and the West corner of the tract herein described, from which a 1/2" iron rod set for witness in the fenced Northeast margin of "Bell Settlement Road" bears North 41 degrees 52 minutes 03 seconds East, 24.31 feet;

Thence North 41 degrees 52 minutes 03 seconds East, departing said road and common survey line, 944.78 feet to a 1/2" iron rod set in the Southwest line of the 11.904 acre "TRACT 7" also surveyed this date for the East corner of said 11.500 acre "TRACT 1" and the North corner of the tract herein described;

Thence South 46 degrees 51 minutes 12 seconds East, 530.35 feet along the Southwest line of said "TRACT 7" to a 1/2" iron rod set in the Northwest line of said 43.804 acre "TRACT 4" also surveyed this date for the South corner of said 11.500 acre "TRACT 7" also surveyed this date and the East corner of the tract herein described;

Thence South 41 degrees 52 minutes 03 seconds West, 944.78 feet to the PLACE OF BEGINNING, and containing 11.500 acres (of which 0.30 acre lies within the fenced margins of "Bell Settlement Road").

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011). Convergence = +01 degree 04 minutes 13 seconds. Combined factor = 0.99994129.

STATE OF TEXAS

COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying

Kevin Von Minden, R.P.L.S.
Registration No. 4438
June 27, 2019
BEFCO Job No. 19-7456(3)



EXHIBIT "A", PAGE 1 OF 2

All that certain tract or parcel of land containing 11.500 acres (of which 0.30 acre lies within the fenced margins of "Bell Settlement Road") situated in the N. C. Taylor Survey, A-306, in Fayette County, Texas, and being a part of that tract described as 148.919 acres in a deed from Charles Frede, et al, to Bell Settlement LLC dated June 13, 2019 and recorded in Volume 1902, Page 435 of the Official Records of Fayette County, said 11.500 acre tract being more particularly described by metes and bounds as follows:

Commencing at a 5/8" iron rod found within the fenced margins of "Bell Settlement Road" (County maintained public roadway - no record right-of-way width) for the West corner of the (called) 102.00 acre Leslie Woodburn tract (Vol. 1493, Pg. 685 F.C.O.R.), the South corner of said (called) 148.919 acre Bell Settlement LLC tract, the apparent Southwest common corner of said N. C. Taylor Survey and the Elias Gilpin Survey, A-196, the South corner of the tract herein described and the PLACE OF BEGINNING, said point having a coordinate value of North = 13,961,271.82 feet and East = 2,659,892.05 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011), from which a 5/8" iron rod found for witness in the fenced Northeast margin of said "Bell Settlement Road" bears North 43 degrees 34 minutes 14 seconds East, 20.86 feet;

Thence North 46 degrees 51 minutes 12 seconds West, 977.81 feet along and within said "Bell Settlement Road", being along the apparent common line between said Gilpin Survey and said N. C. Taylor Survey and the M. Woods Survey, A-334, with the original common line between said 148.919 acre Bell Settlement LLC tract and the (called) 30.576 acre Lucile Lorenz tract (Vol. 1428, Pg. 132 F.C.O.R.) and the (called) 30.590 acre Jacob Kristoff tract (Vol. 1751, Pg. 298 F.C.O.R.) and the (called) 30.576 Lucile Lorenz tract (Vol. 1428, Pg. 298 F.C.O.R.) to a point for the most westerly corner of the 43.804 acre "Tract 4" also surveyed this date, the South corner of the tract herein described and the PLACE OF BEGINNING, from which a 1/2" iron rod set in the fenced Northeast margin of said road bears North 41 degrees 52 minutes 03 seconds East, 23.74 feet.

Thence North 46 degrees 51 minutes 12 seconds West, 530.35 feet along said common line to a point for the South corner of the 11.500 acre "Tract 2" also surveyed this date and the West corner of the tract herein described, from which a 1/2" iron rod set for witness in the fenced Northeast margin of "Bell Settlement Road" bears North 41 degrees 52 minutes 03 seconds East, 24.31 feet;

Thence North 41 degrees 52 minutes 03 seconds East, departing said road and common survey line, 944.78 feet to a 1/2" iron rod set in the Southwest line of the 11.904 acre "TRACT 7" also surveyed this date for the East corner of said 11.500 acre "TRACT 1" and the North corner of the tract herein described;

Thence South 46 degrees 51 minutes 12 seconds East, 530.35 feet along the Southwest line of said "Tract 7" to a 1/2" iron rod set in the Northwest line of said 43.804 acre "TRACT 4" also surveyed this date for the South corner of said 11.500 acre "TRACT 7" also surveyed this date and the East corner of the tract herein described;

Thence South 41 degrees 52 minutes 03 seconds West, 944.78 feet to the PLACE OF BEGINNING, and containing 11.500 acres (of which 0.30 acre lies within the fenced margins of "Bell Settlement Road").

Being the same tract of land described in deed dated April 16, 2021, from Bell Settlement LLC to Randall Paul Kling and wife, Tammy Delores Kling and recorded in Volume 1989, Pages 991-1000, Official Records of Fayette County, Texas, and said 11.500 acre tract being shown as TRACT 3 on surveyor's plat dated June 27, 2019 prepared by Kevin Von Minden, R.P.L.S. No. 4438.