

82.241 ACRE TRACT

LEGAL DESCRIPTION: Being 82.241 acres of land out of the H. B. Kelly Survey, Abstract No. 456 in Van Zant County, Texas and being a portion of that certain 90.24 acre tract described in Doc. #2026-3407 of the Official Records of said Van Zant County, Texas; Said 82.241 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in June 2026:

BEGINNING at a calculated point in the bed line of County Road 3815 and the west line of that certain 4.01 acre tract described in Doc. #2019-810 of said Official Public Records for the northeast corner of that certain tract described in Volume 866, Page 432 of Deed Records of said Van Zant County, Texas, the southeast corner of said 90.24 acre tract and the southeast corner hereof and from which a 1/2" iron rod in north-south fence found bears North 85°32'32" West a distance of 26.67 feet;

THENCE , Page North 85°32'32" West a distance of 2925.57 feet along the common line of said Volume 866, Page 432 and said 90.24 acre tract to a 1/2" iron rod in a north-south fence line found in the east line of that certain 160 acre tract described in Volume 1060, Page 673 of said Official Public Records for the northwest corner of said Volume 866, Page 432, the southwest corner of said 90.24 acre tract and the southwest corner hereof;

THENCE along the common line of said 160 acre tract and said 90.24 acre tract, the following courses;

1. North 01°53'30" West a distance of 791.12 feet to a 2" pipe fence corner post found;
2. North 02°31'44" West a distance of 413.97 feet to a calculated point for the southwest corner of a 47.957 acre tract surveyed this same day by Cross Texas Land Services Inc and the northwest corner hereof and from which a 5" cedar fence corner post found bears North 88°50'35" West a distance of 2.58 feet;

THENCE crossing said 90.24 acre tract and along the south line of said 47.957 acre tract, the following courses:

1. Continue along a fence, South 88°50'35" East a distance of 1084.44 feet to a 1/2" iron rod with cap at a fence corner post set;
2. South 40°38'10" East a distance of 30.49 feet to a 1/2" iron rod with cap at a fence corner post set;
3. South 03°33'38" West a distance of 46.66 feet to a 1/2" iron rod with cap at a fence corner post set;
4. South 78°20'38" East a distance of 31.19 feet to a 1/2" iron rod with cap at a fence corner post set;
5. South 06°34'16" East a distance of 69.64 feet to a 12" pine fence corner post found;

6. North 76°18'57" East a distance of 334.71 feet to a 1/2" iron rod with cap set;
7. North 87°13'32" East a distance of 1358.57 feet to a calculated point in the bed of said County Road 3815 and the common line of that certain 10.790 acre tract described in Doc. #2024-3339 of said Official Public Records and said 90.24 acre tract for the southeast corner of said 47.957 acre tract and the northeast corner hereof and from which a 1/2" iron rod with cap set bears South 87°03'55" West a distance of 29.58 feet;

THENCE generally along the bed line of said County Road 3815, the following courses:

1. South 04°23'19" East a distance of 322.38 feet along the common line of said 10.790 acre tract and said 90.24 acre tract to a 60d nail with washer found;
2. South 04°18'53" West a distance of 77.64 feet along the common line of said 10.790 acre tract and said 90.24 acre tract to a 1/2" iron rod found for the southwest corner of said 10.790 acre tract and the northwest corner of that certain 8.00 acre tract described in Doc. #2008-10017 of said Official Public Records;
3. South 03°47'16" West a distance of 423.84 feet along the common line of said 8.00 acre tract and said 90.24 acre tract to a calculated point for the southwest corner of said 8.00 acre tract and the northwest corner of that certain 47.73 acre tract described in Doc. #2024-277 of said Official Public Records;
4. South 13°44'28" East a distance of 317.72 feet along the common line of said 47.73 acre tract and said 90.24 acre tract to a calculated point for the southwest corner of said 47.73 acre tract and the northwest corner of said 4.01 acre tract;
5. South 14°38'36" East a distance of 288.47 feet along the common line of said 4.01 acre tract and said 90.24 acre tract to the **POINT OF BEGINNING** containing 82.241 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas North Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS