

A. WHEAT SURVEY, ABSTRACT NO. 947

L1
Bearing & Distance:
S 79°15'53" E, 334.33'
L2
Bearing & Distance:
N 07°25'09" E, 304.45'
L3
Bearing & Distance:
S 02°34'30" E, 150.69'

| LEGEND | |
|--------|-------------------------------|
| ▲ (CM) | CONTROLLING MONUMENT |
| ● | MONUMENT FOUND (AS DESCRIBED) |
| ○ | MONUMENT SET (AS DESCRIBED) |
| ○ | POINT FOR CORNER |
| —X— | AIR CONDITIONER |
| —E— | ELECTRIC METER |
| —W— | WIRE FENCE |
| —O— | OVERHEAD ELECTRIC |
| —P— | POWER POLE |

CALLED 53.17 ACRES
WARRANTY DEED
DIANE HOWERTON
VOLUME 1231 PAGE 977
R.R.V.Z.C.T.

CALLED 2.02 ACRES
SPECIAL WARRANTY DEED
DENISE EREMIC WILLIAMS
DOCUMENT NO. 2018-010775
O.P.R.V.Z.C.T.

METES AND BOUNDS STATE OF TEXAS COUNTY OF VAN ZANDT

All that certain 100.058 acre lot, tract, or parcel of land situated in the A. Wheat Survey, Abstract No. 947 and the T. Hutchinson Survey, Abstract No. 345, Van Zandt County, Texas. Being part of a called 95.22 acre tract of land described as "First Tract" and a called 6.984 acre tract of land described as "Second Tract" in a Warranty Deed with vendor's lien to Kelli Michelle Dietel, recorded under Document No. 2013-010504 in Real Records of Van Zandt County Texas, (R.R.V.Z.C.T.), Less and Except a called 2.02 acre tract of land described in a special warranty deed to Denise Eremic Williams recorded under Document No. 2018-010775 in Official Public Records of Van Zandt County Texas, (O.P.R.V.Z.C.T.) and being more particularly described as follows:

BEGINNING at a 60D nail with washer (stamped: "Bison Creek") set within the limits of Van Zandt County Road 1222 for the Western most Northwest corner of the hereon described tract, same being the Southwest corner of the said 2.02 acre Williams tract;

THENCE: South 79° 15' 53" East, along the South line of the said 2.02 acre Williams tract, a distance of 334.33 feet to a 1/2" iron rod found for an internal ell corner of the hereon described tract, same being the Southwest corner of the said 2.02 acre Williams tract;

THENCE: North 07° 25' 09" East, along the East line of the said 2.02 acre Williams tract, a distance of 304.45 feet to a 1/2" capped iron rod (stamped: "Bison Creek") set for the Northern most Northwest corner of the hereon described tract, same being the Northeast corner of the said 2.02 acre Williams tract, and same being in the South line of a called 53.17 acre tract of land described in a Special Warranty Deed to Diane Howerton, recorded under Volume 1231 Page 977, R.R.V.Z.C.T.;

THENCE: North 88° 25' 16" East, along the South line of the said 53.17 acre Howerton tract, a distance of 1682.11 feet to a 1/2" iron rod found for the Northeast corner of the hereon described tract, same being the Southeast corner of the said 53.17 acre Howerton tract, and same being in the West line of a called 63.568 acre tract of land described as "Tract 1" in a Special Warranty Deed to Sonia Eremic Tallant recorded under Document Number 2016-002919 O.P.R.V.Z.C.T.;

THENCE: South 02° 34' 30" East, along the West line of the said 63.568 acre Tallant tract, a distance of 150.69 feet to a 1/2" iron rod found for a corner in the East line of the hereon described tract;

THENCE: South 00° 27' 44" East, continuing along the West line of the said 63.568 acre Tallant tract, a distance of 1181.02 feet to a 3/8" iron rod found for a corner in the East line of the hereon described tract, same being the Southwest corner of a remainder of a 126.650 acre tract of land described in a Warranty Deed to Runaway Ranches, LTD. recorded under Document Number 2019-008393, O.P.R.V.Z.C.T.;

THENCE: South 00° 31' 56" East, along the West line of the said 126.650 acre Runaway Ranches remainder tract and the West line of a called 22.456 acre tract of land described in a warranty deed with vendor's lien to Daniel J. Mosher recorded under Document Number 2020-009725, O.P.R.V.Z.C.T., a distance of 870.92 feet to a 1/2" iron rod found for the Southeast corner of the hereon described tract, same being in the West line of the said 22.456 acre Mosher tract, and same being the Northeast corner of a called 9.077 acre tract of land described in a warranty deed with vendor's lien to Kevin Passons and Kimberly Passons recorded under 2020-004047, O.P.R.V.Z.C.T.;

THENCE: North 81° 04' 18" West, along the North line of the said 9.077 acre Passons tract, a distance of 433.59 feet to a 1/2" capped iron rod (stamped: "EGAA RPLS 5569") found for a Southerly corner of the hereon described tract, same being the Northwest corner of the said 9.077 acre Passons tract, and same being the Northeast corner of a called 15.812 tract of land described in a warranty deed to Mark Franklin Pierson, recorded under Document Number 2020.007173, O.P.R.V.Z.C.T.;

THENCE: North 81° 08' 57" West, along the North line of the said 15.812 acre Pierson tract, a distance of 831.60 feet to a 1/2" iron rod found for a Southerly corner of the hereon described tract, same being the Northwest corner of the said 15.812 acre Pierson tract, and same being the Northeast corner of a called 19.0804 acre tract of land described in a special warranty deed to Amanda Kae Kindle, recorded under Document Number 2018-008762, O.P.R.V.Z.C.T.;

THENCE: North 84° 42' 13" West, along the North line of the said 19.0804 acre Kindle tract, a distance of 408.05 feet to a 1/2" capped iron rod (stamped: "SAXON 5669") found for a Southerly corner of the hereon described tract, same being the Northwest corner of the said 19.0804 acre Kindle tract, and same being the Northeast corner of a called 16.02 acre tract of land to William T. Duncan and Jerry Lynn Duncan, recorded under Volume 1209 Page 650, R.R.V.Z.C.T.;

THENCE: South 89° 03' 29" West, along the North line of the said 16.02 acre Duncan tract, a distance of 736.06 feet to a 1/2" capped iron rod (stamped: "Bison Creek") set for the Southwest corner of the hereon described tract, same being in the North line of the said 16.02 acre Duncan tract;

THENCE: North 10° 38' 36" East, along the West line of the hereon described tract and within the limits of Van Zandt County Road 1222, a distance of 1725.29 feet to the POINT OF BEGINNING and containing 100.058 acres of land.

TO: Paul Cole and Rachel Cole
Kelli Michelle Dietel n/k/a Kelli Armstrong (husband, John Armstrong)
Old Republic National Title Insurance Company

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 20th day of September, 2021 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Engineers and 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.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: September 29, 2021
BISON CREEK LAND SERVICES, LLC.
24443 IH 20
Wills Point, Texas 75169
Phone (903) 873-3600



SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Basis of bearing is the Texas North Central Zone, NAD 83
- 3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

Old Republic National Title Insurance Company GF. No. 1105511T
Effective Date: July 16, 2021 Issued: July 23, 2021

SUBJECT TO THE FOLLOWING:

10) c. Order of Commissioners Court of Van Zandt County, Texas, establishing subdivision regulations, dated October 31, 2018, filed November 19, 2018, recorded in Document No. 2018-010442, Real Records of Van Zandt County, Texas.

e. Right of Way Deed from E. T. Thompson and wife, Mary Thompson, to Fruitvale Water Supply Corporation, dated July 20, 1971, recorded in Volume 780, page 372, Deed Records of Van Zandt County, Texas.

f. Right of Way Deed from Kelli Dietel to Fruitvale Water Supply Corporation, dated January 6, 2014, recorded in Document No. 2014-004757, Real Records of Van Zandt County, Texas.

T. SMITH SURVEY, ABSTRACT NO. 830

(APPROXIMATE LOCATION)
SURVEY ABSTRACT LINE

S 00°27'44" E 1181.02'

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T. HUTCHINSON SURVEY, ABSTRACT NO. 345

1/2" IRON ROD FOUND (CALLED IN DOC. NO. 2013-010504 & DOC. NO. 2020-007173 & DOC. NO. 2018-008762)
1/2" IRON ROD FOUND (CALLED IN DOC. NO. 2020-004047 & DOC. NO. 2020-007173)
1/2" IRON ROD FOUND (CALLED IN DOC. NO. 2013-010504 & DOC. NO. 2020-004047)

CALLLED 15.812 ACRES
WARRANTY DEED
MARK FRANKLIN PIERSON
DOCUMENT NO. 2020-007173
O.P.R.V.Z.C.T.

CALLLED 9.077 ACRES
WARRANTY DEED
WITH VENDOR'S LIEN
DANIEL J. MOSHER
DOCUMENT NO. 2020-009725
O.P.R.V.Z.C.T.

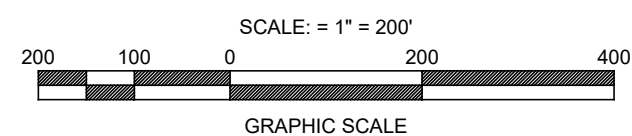
CALLLED 22.456 ACRES
WARRANTY DEED
WITH VENDOR'S LIEN
DANIEL J. MOSHER
DOCUMENT NO. 2020-009725
O.P.R.V.Z.C.T.

"FIRST TRACT"
CALLED 95.22 ACRES
(LESS AND EXCEPT 2.02 ACRES)
WARRANTY DEED WITH VENDOR'S LIEN
KELLI MICHELLE DIETEL, A SINGLE WOMAN
DOCUMENT NO. 2013-010504
R.R.V.Z.C.T.

"SECOND TRACT"
CALLED 6.984 ACRES
(LESS AND EXCEPT 2.02 ACRES)
WARRANTY DEED WITH VENDOR'S LIEN
KELLI MICHELLE DIETEL, A SINGLE WOMAN
DOCUMENT NO. 2013-010504
R.R.V.Z.C.T.

SURVEYED
100.058 ACRES
(4,358,544 SQ. FT.)

(NOT TO SCALE)



BISON CREEK
LAND SERVICES, LLC
WWW.BISONCREEK.COM

SURVEY
BEING A 100.058 ACRE TRACT OF LAND
SITUATED IN THE A. WHEAT SURVEY,
ABSTRACT NO. 947 AND THE T. HUTCHINSON
SURVEY, ABSTRACT NO. 345
VAN ZANDT COUNTY, TEXAS

#741
VAN ZANDT C.R. 1222,
GRAND SALINE, TX

| REVISION: | DATE: | APPROVED BY: | DRAWN BY: | CREW: | PROJECT NO.: |
|-----------|----------|--------------|-----------|-----------|--------------|
| | 09/23/21 | JPK | DJD | PTL / JLI | 21-3463 |