

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

TRACT ONE - 10.15 ACRES:

All that certain 10.15 acre lot, tract, or parcel of land situated in the J. Boslyne Survey, Abstract No. 43, Van Zandt County, Texas. Being a part of a called 73.07 acre tract described as "First Tract" in a warranty deed with vendor's lien to Waymar, LLP as recorded in Document No. 2021-007965, of the 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 1/2" iron rod found in the Southwest line of County Road 1106 for the North corner of the hereon described tract same being the North corner of said 73.07 acre Waymar, LLP tract;

THENCE: South 43° 01' 24" East (Deed = South 43° 03' 12" East), along said Southwest line of County Road 1106 and a Northeast line of said 73.07 acre Waymar, LLP tract, a distance of 443.95 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the East corner of the hereon described tract;

THENCE: South 47° 06' 21" West, severing across and through said 73.07 acre Waymar, LLP tract, a distance of 990.57 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the South corner of the hereon described tract;

THENCE: North 43° 03' 39" West, continuing across and through said 73.07 acre Waymar, LLP tract, a distance of 448.40 feet to a 1/2" capped iron rod set stamped "BISON CREEK" in the Northwest line of same for the West corner of the hereon described tract;

THENCE: North 47° 21' 48" East (Deed = North 47° 21' 57" East), along said Northwest line of 73.07 acre Waymar, LLP tract, a distance of 990.88 feet to the POINT OF BEGINNING and containing 10.15 acres of land.

TRACT TWO - 10.15 ACRES:

All that certain 10.15 acre lot, tract, or parcel of land situated in the J. Boslyne Survey, Abstract No. 43, Van Zandt County, Texas. Being a part of a called 73.07 acre tract described as "First Tract" in a warranty deed with vendor's lien to Waymar, LLP as recorded in Document No. 2021-007965, of the 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 1/2" iron rod found in the Southwest line of County Road 1106 for the East corner of the hereon described tract same being the most Northerly East corner of said 73.07 acre Waymar, LLP tract same being the North corner of a called 6.17 acre tract described "Second Tract" in said warranty deed with vendor's lien to Waymar, LLP as recorded in Document No. 2021-007965, O.P.R.V.Z.C.T.;

THENCE: South 47° 06' 21" West, along the most Northerly Southeast line of said 73.07 acre Waymar, LLP tract and the Northwest line of said 6.17 acre Waymar, LLP tract, a distance of 990.28 feet to a 1/2" iron rod found for the South corner of the hereon described tract same being an "ell" corner of said 73.07 acres same being the West corner of said 6.17 acres;

THENCE: North 43° 03' 39" West, severing across and through said 73.07 acre Waymar, LLP tract, a distance of 446.31 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the West corner of the hereon described tract;

THENCE: North 47° 06' 21" East, continuing across and through said 73.07 acre Waymar, LLP tract, a distance of 990.57 feet to a 1/2" capped iron rod set stamped "BISON CREEK" in aforesaid Southwest line of County Road 1106 for the North corner of the hereon described tract;

THENCE: South 43° 01' 24" East (Deed = South 43° 03' 12" East), along said Southwest line of County Road 1106 and a Northeast line of said 73.07 acre Waymar, LLP, a distance of 446.31 feet to the POINT OF BEGINNING and containing 10.15 acres of land.

EASEMENT TRACT:

All that certain 40 foot wide ingress/egress easement situated in the J. Boslyne Survey, Abstract No. 43, Van Zandt County, Texas. Being a part of a called 73.07 acre tract described as "First Tract" in a warranty deed with vendor's lien to Waymar, LLP as recorded in Document No. 2021-007965, of the Official Public Records of Van Zandt County, Texas (O.P.R.V.Z.C.T.) and being more particularly described by a centerline which is bound by lines 20 feet each side of and parallel to said centerline as follows:

BEGINNING at a point in the Southwest right of way line of County Road 1106 and the most Northerly Northeast line of said 73.07 acre Waymar, LLP tract from which a 1/2" iron rod found for the North corner of same bears North 43° 01' 24" West, a distance of 890.26 feet;

THENCE: South 47° 06' 21" West, severing across and through said 73.07 acre Waymar, LLP tract, a distance of 575.81 feet to a point;

THENCE: North 42° 38' 12" West, continuing across and through said 73.07 acre Waymar, LLP tract, a distance of 426.22 feet to the POINT OF TERMINUS of the hereon described easement tract.

For Survey Map, see Page 1 of 3



James P. Keene
Registered Professional Land Surveyor
State of Texas No. 5100
Date: 09/02/2022
Project No.: 21-02177

