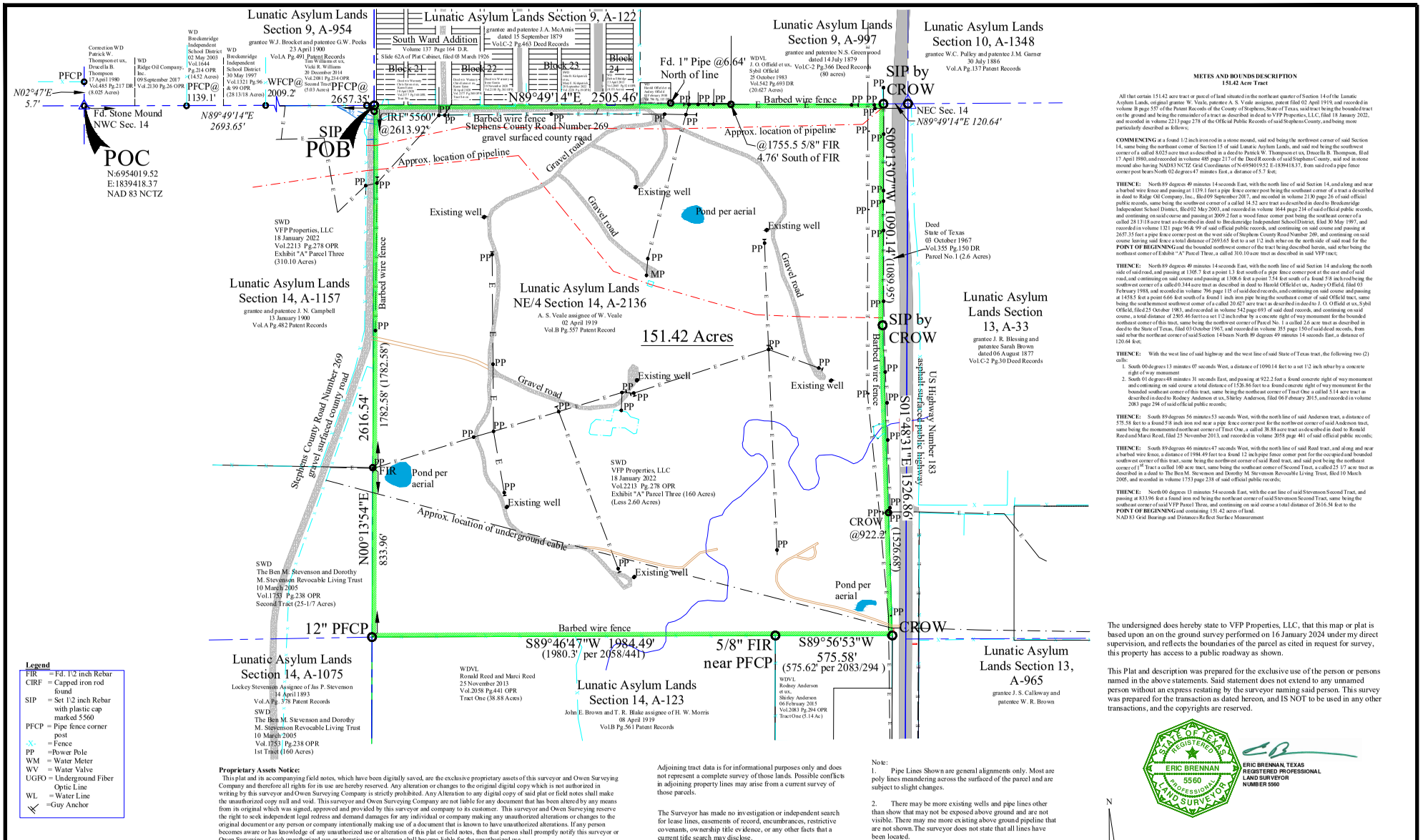


Legend

FIR	= Fd. 1\2 inch Rebar
CIRF	= Capped iron rod found
SIP	= Set 1\2 inch Rebar with plastic cap marked 5560
PFCP	= Pipe fence corner post
-X-	= Fence
PP	= Power Pole
WM	= Water Meter
WV	= Water Valve
UGFO	= Underground Fiber Optic Line
WL	= Water Line
	=Guy Anchor

Proprietary Assets Notice:

This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any Alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels.

The Surveyor has made no investigation or independent search for lease lines, easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.

Note:

1. Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surfaced of the parcel and are subject to slight changes.

2. There may be more existing wells and pipe lines other than show that may not be exposed above ground and are not visible. There may me more existing above ground pipeline that are not shown. The surveyor does not state that all lines have been located.

METES AND BOUNDS DESCRIPTION
151.42 Acre Tract

All that certain 151.42 acre tract or parcel of land situated in the northeast quarter of Section 14 of the Lunatic Asylum Lands, original grantee W. Veale, patentee A. S. Veale assignee, patent filed 02 April 1919, and recorded in volume B page 557 of the Patent Records of the County of Stephens, State of Texas, said tract being the bounded tract on the ground and being the remainder of a tract as described in deed to VFP Properties, LLC, filed 18 January 2022, and recorded in volume 2213 page 278 of the Official Public Records of said Stephens County, and being more particularly described as follows;

COMMENCING at a found 1/2 inch iron rod in a stone mound, said rod being the northwest corner of said Section 14, same being the northeast corner of Section 15 of said Lunatic Asylum Lands, and said rod being the southwest corner of a called 8.025 acre tract as described in a deed to Patrick W. Thompson et ux, Dracella B. Thompson, filed 17 April 1980, and recorded in volume 485 page 217 of the Deed Records of said Stephens County, said rod in stone mound also having NAD83 NCTZ Grid Coordinates of N:6954019.52 E:1839418.37, from said rod a pipe fence corner post bears North 02 degrees 47 minutes East, a distance of 5.7 feet;

THENCE: North 89 degrees 49 minutes 14 seconds East, with the north line of said Section 14, and along and near a barbed wire fence and passing at 1139.1 feet a pipe fence corner post being the southeast corner of a tract as described in deed to Ridge Oil Company, Inc., filed 09 September 2007, and recorded in volume 2130 page 26 of said official public records, same being the southwest corner of a called 14.52 acre tract as described in deed to Breckenridge Independent School District, filed 02 May 2003, and recorded in volume 1644 page 214 of said official public records, and continuing on said course and passing at 2009.2 feet a wood fence corner post being the southeast corner of a called 28.13/18 acre tract as described in deed to Breckenridge Independent School District, filed 30 May 1997, and recorded in volume 1321 page 96 & 99 of said official public records, and continuing on said course and passing at 2657.35 feet a pipe fence corner post on the west side of Stephens County Road Number 269, and continuing on said course leaving said fence a total distance of 2693.65 feet to a set 1/2 inch rebar on the north side of said road for the **POINT OF BEGINNING** and the bounded northwest corner of the tract being described herein, said rebar being the northeast corner of Exhibit "A" Parcel Three, a called 310.10 acre tract as described in said VFP tract;

THENCE: North 89 degrees 49 minutes 14 seconds East, with the north line of said Section 14 and along the north side of said road, and passing at 1305.7 feet a point 1.3 feet south of a pipe fence corner post at the east end of said road, and continuing on said course and passing at 1308.6 feet a point 7.54 feet south of a found 5/8 inch rod being the southwest corner of a called 0.344 acre tract as described in deed to Harold Offield et ux, Audrey Offield, filed 03 February 1988, and recorded in volume 796 page 115 of said deed records, and continuing on said course and passing at 1458.5 feet a point 6.66 feet south of a found 1 inch iron pipe being the southeast corner of said Offield tract, same being the southernmost southwest corner of a called 20.627 acre tract as described in deed to J. O. Offield et ux, Sybil Offield, filed 25 October 1983, and recorded in volume 542 page 693 of said deed records, and continuing on said course, a total distance of 2505.46 feet to a set 1/2 inch rebar by a concrete right of way monument for the bounded northeast corner of this tract, same being the northwest corner of Parcel No. 1 a called 2.6 acre tract as described in deed to the State of Texas, filed 03 October 1967, and recorded in volume 355 page 150 of said deed records, from said rebar the northeast corner of said Section 14 bears North 89 degrees 49 minutes 14 seconds East, a distance of 120.64 feet;

THENCE: With the west line of said highway and the west line of said State of Texas tract, the following two (2) calls:

1. South 00 degrees 13 minutes 07 seconds West, a distance of 1090.14 feet to a set 1/2 inch rebar by a concrete right of way monument
2. South 01 degrees 48 minutes 31 seconds East, and passing at 922.2 feet a found concrete right of way monument and continuing on said course a total distance of 1526.86 feet to a found concrete right of way monument for the bounded southeast corner of this tract, same being the northeast corner of Tract One a called 5.14 acre tract as described in deed to Rodney Anderson et ux, Shirley Anderson, filed 06 February 2015, and recorded in volume 2083 page 294 of said official public records;

THENCE: South 89 degrees 56 minutes 53 seconds West, with the north line of said Anderson tract, a distance of 575.58 feet to a found 5/8 inch iron rod near a pipe fence corner post for the northwest corner of said Anderson tract, same being the monumented northeast corner of Tract One, a called 38.88 acre tract as described in deed to Ronald Reed and Marci Reed, filed 25 November 2013, and recorded in volume 2058 page 441 of said official public records;

THENCE: South 89 degrees 46 minutes 47 seconds West, with the north line of said Reed tract, and along and near a barbed wire fence, a distance of 1984.49 feet to a found 12 inch pipe fence corner post for the occupied and bounded southwest corner of this tract, same being the northwest corner of said Reed tract, and said post being the northeast corner of 1st Tract a called 160 acre tract, same being the southeast corner of Second Tract, a called 25 1/7 acre tract as described in a deed to The Ben M. Stevenson and Dorothy M. Stevenson Revocable Living Trust, filed 10 March 2005, and recorded in volume 1753 page 238 of said official public records;

THENCE: North 00 degrees 13 minutes 54 seconds East, with the east line of said Stevenson Second Tract, and passing at 833.96 feet a found iron rod being the northeast corner of said Stevenson Second Tract, same being the southeast corner of said VFP Parcel Three, and continuing on said course a total distance of 2616.54 feet to the **POINT OF BEGINNING** and containing 151.42 acres of land.
NAD 83 Grid Bearings and Distances Reflect Surface Measurement

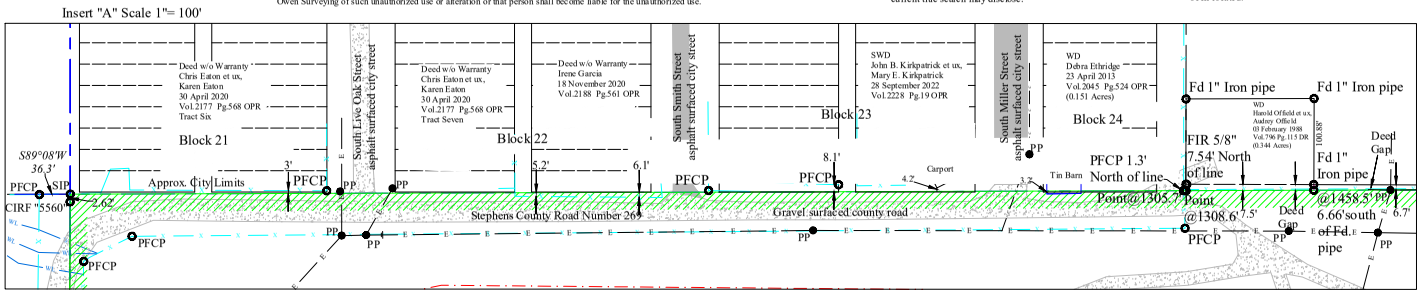
The undersigned does hereby state to VFP Properties, LLC, that this map or plat is based upon an on the ground survey performed on 16 January 2024 under my direct supervision, and reflects the boundaries of the parcel as cited in request for survey, this property has access to a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.

STATE OF TEXAS REGISTERED ERIC BRENNAN 5560 PROFESSIONAL LAND SURVEYOR

ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

Insert "A" Scale 1"= 100'



Basis of Bearings is NAD83 NCTZ Grid Bearings and Distances reflect Surface Measurements

Boundary Survey on 151.42 Acres
in the Lunatic Asylum Lands, Section 14,
Abstract Number 2136,
County of Stephens, State of Texas

OWEN SURVEYING CO.
FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

BOUNDARY PLAT: STEPHENS COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale	Date	Print Number
1" = 300'	25 January 2024	S - 2378B

SCALE: 1" = 300'

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