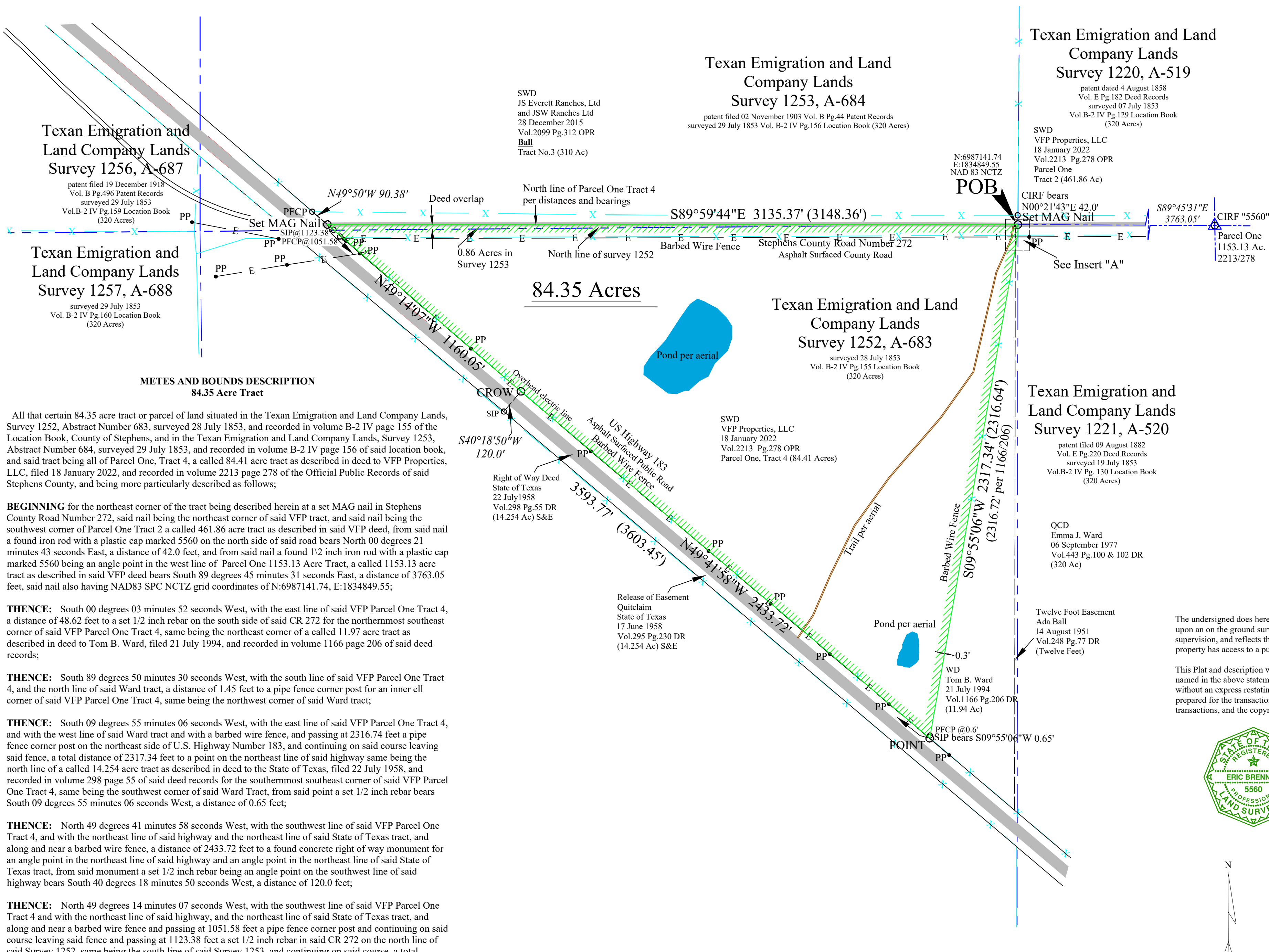


**Proprietary Assets Notice:**  
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Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels.

This plat represents a survey of the boundaries of the parcels cited in request for survey. This plat does not represent a complete survey of adjoining lands.

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.



**Texan Emigration and Land Company Lands Survey 1256, A-687**  
 patent filed 19 December 1918  
 Vol. B Pg.496 Patent Records surveyed 29 July 1853  
 Vol.B-2 IV Pg.159 Location Book (320 Acres)

**Texan Emigration and Land Company Lands Survey 1257, A-688**  
 surveyed 29 July 1853  
 Vol. B-2 IV Pg.160 Location Book (320 Acres)

**Texan Emigration and Land Company Lands Survey 1253, A-684**  
 patent filed 02 November 1903 Vol. B Pg.44 Patent Records surveyed 29 July 1853 Vol. B-2 IV Pg.156 Location Book (320 Acres)

**Texan Emigration and Land Company Lands Survey 1220, A-519**  
 patent dated 4 August 1858  
 Vol. E Pg.182 Deed Records surveyed 07 July 1853  
 Vol.B-2 IV Pg.129 Location Book (320 Acres)

SWD  
 VFP Properties, LLC  
 18 January 2022  
 Vol.2213 Pg.278 OPR  
 Parcel One  
 Tract 2 (461.86 Ac)

N:6987141.74  
 E:1834849.55  
 NAD 83 NCTZ  
**POB**

CIRF bears N00°21'43"E 42.0'  
 Set MAG Nail  
 S89°45'31"E 3763.05'  
 CIRF "5560"  
 Parcel One 1153.13 Ac. 2213/278

**METES AND BOUNDS DESCRIPTION**  
 84.35 Acre Tract

All that certain 84.35 acre tract or parcel of land situated in the Texan Emigration and Land Company Lands, Survey 1252, Abstract Number 683, surveyed 28 July 1853, and recorded in volume B-2 IV page 155 of the Location Book, County of Stephens, and in the Texan Emigration and Land Company Lands, Survey 1253, Abstract Number 684, surveyed 29 July 1853, and recorded in volume B-2 IV page 156 of said location book, and said tract being all of Parcel One, Tract 4, a called 84.41 acre 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;

**BEGINNING** for the northeast corner of the tract being described herein at a set MAG nail in Stephens County Road Number 272, said nail being the northeast corner of said VFP tract, and said nail being the southwest corner of Parcel One Tract 2 a called 461.86 acre tract as described in said VFP deed, from said nail a found iron rod with a plastic cap marked 5560 on the north side of said road bears North 00 degrees 21 minutes 43 seconds East, a distance of 42.0 feet, and from said nail a found 1/2 inch iron rod with a plastic cap marked 5560 being an angle point in the west line of Parcel One 1153.13 Acre Tract, a called 1153.13 acre tract as described in said VFP deed bears South 89 degrees 45 minutes 31 seconds East, a distance of 3763.05 feet, said nail also having NAD83 SPC NCTZ, grid coordinates of N:6987141.74, E:1834849.55;

**THENCE:** South 00 degrees 03 minutes 52 seconds West, with the east line of said VFP Parcel One Tract 4, a distance of 48.62 feet to a set 1/2 inch rebar on the south side of said CR 272 for the northernmost southeast corner of said VFP Parcel One Tract 4, same being the northeast corner of a called 11.97 acre tract as described in deed to Tom B. Ward, filed 21 July 1994, and recorded in volume 1166 page 206 of said deed records;

**THENCE:** South 89 degrees 50 minutes 30 seconds West, with the south line of said VFP Parcel One Tract 4, and the north line of said Ward tract, a distance of 1.45 feet to a pipe fence corner post for an inner ell corner of said VFP Parcel One Tract 4, same being the northwest corner of said Ward tract;

**THENCE:** South 09 degrees 55 minutes 06 seconds West, with the east line of said VFP Parcel One Tract 4, and with the west line of said Ward tract and with a barbed wire fence, and passing at 2316.74 feet a pipe fence corner post on the northeast side of U.S. Highway Number 183, and continuing on said course leaving said fence, a total distance of 2317.34 feet to a point on the northeast line of said highway same being the north line of a called 14.254 acre tract as described in deed to the State of Texas, filed 22 July 1958, and recorded in volume 298 page 55 of said deed records for the southernmost southeast corner of said VFP Parcel One Tract 4, same being the southwest corner of said Ward Tract, from said point a set 1/2 inch rebar bears South 09 degrees 55 minutes 06 seconds West, a distance of 0.65 feet;

**THENCE:** North 49 degrees 41 minutes 58 seconds West, with the southwest line of said VFP Parcel One Tract 4, and with the northeast line of said highway and the northeast line of said State of Texas tract, and along and near a barbed wire fence, a distance of 2433.72 feet to a found concrete right of way monument for an angle point in the northeast line of said highway and an angle point in the northeast line of said State of Texas tract, from said monument a set 1/2 inch rebar being an angle point on the southwest line of said highway bears South 40 degrees 18 minutes 50 seconds West, a distance of 120.0 feet;

**THENCE:** North 49 degrees 14 minutes 07 seconds West, with the southwest line of said VFP Parcel One Tract 4 and with the northeast line of said highway, and the northeast line of said State of Texas tract, and along and near a barbed wire fence and passing at 1051.58 feet a pipe fence corner post and continuing on said course leaving said fence and passing at 1123.38 feet a set 1/2 inch rebar in said CR 272 on the north line of said Survey 1252, same being the south line of said Survey 1253, and continuing on said course, a total distance of 1160.05 feet to a set MAG nail in the center of said CR 272 for the northwest corner of said VFP Parcel One Tract 4, from said rebar a pipe fence corner post on the north side of said CR 272 bears North 49 degrees 50 minutes West, a distance of 90.38 feet;

**THENCE:** South 89 degrees 59 minutes 44 seconds East, with the north line of said VFP Parcel One Tract 4, and with the center of said CR 272, a distance of 3135.37 feet to the **POINT OF BEGINNING** and containing 84.35 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

SWD  
 JS Everett Ranches, Ltd and JSW Ranches Ltd  
 28 December 2015  
 Vol.2099 Pg.312 OPR  
**Ball**  
 Tract No.3 (310 Ac)

SWD  
 VFP Properties, LLC  
 18 January 2022  
 Vol.2213 Pg.278 OPR  
 Parcel One, Tract 4 (84.41 Acres)

**Texan Emigration and Land Company Lands Survey 1221, A-520**  
 patent filed 09 August 1882  
 Vol. E Pg.220 Deed Records surveyed 19 July 1853  
 Vol.B-2 IV Pg.130 Location Book (320 Acres)

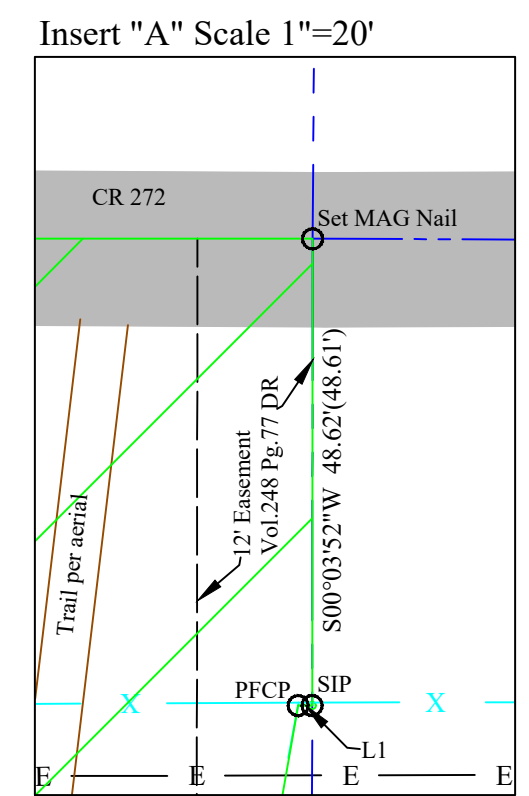
QCD  
 Emma J. Ward  
 06 September 1977  
 Vol.443 Pg.100 & 102 DR (320 Ac)

Twelve Foot Easement  
 Ada Ball  
 14 August 1951  
 Vol.248 Pg.77 DR (Twelve Feet)

WD  
 Tom B. Ward  
 21 July 1994  
 Vol.1166 Pg.206 DR (11.94 Ac)

Right of Way Deed  
 State of Texas  
 22 July 1958  
 Vol.298 Pg.55 DR (14.254 Ac) S&E

Release of Easement  
 Quitclaim  
 State of Texas  
 17 June 1958  
 Vol.295 Pg.230 DR (14.254 Ac) S&E



The undersigned does hereby state to VFP Properties, LLC that this map or plat is based upon an on the ground survey performed in February and March 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.



Boundary Survey on 84.35 Acres in the Texan Emigration and Land Company Lands, Survey 1252, Abstract Number 683 and Texan Emigration and Land Company Lands, Survey 1253, Abstract Number 684, 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 1" = 300' Date 20 March 2024 Print Number S-2384B

**Line Table**

LINE	BEARING	DISTANCE
L1	S89°50'30"W	1.45' (1.43') (1.0' per 1166/206)

**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  
 PP= Power Pole  
 -X- = Fence

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