

METES AND BOUNDS DESCRIPTION
463.48 Acre Tract

All that certain 463.48 acre tract or parcel of land situated in the Texan Emigration and Land Company Lands, Survey 1220, Abstract Number 519, surveyed 07 July 1853, fieldnotes recorded in volume B-2 IV page 129 of the Location Book, patent dated 04 August 1858, and recorded in volume E page 182 of the Deed Records, County of Stephens, State of Texas, and the Texan Emigration and Land Company Lands, Survey 1219, Abstract Number 518, patent filed 22 April 1907, and recorded in volume B page 162 of the Patent Records of said Stephens County, and said tract being all of Parcel One, Tract 2, a called 461.86 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 southwest corner of the tract being described herein at a set MAG nail in Stephens County Road Number 272, said nail being the southwest corner of said Parcel One Tract 2, same being the southeast corner of the Ball, Tract No. 3, a called 310 acre tract as described in deed to JS Everett, Ltd., and JSW Ranches Ltd., filed 28 December 2015, and recorded in volume 2099 page 312 of said official public records, and said nail being the northeast corner of Parcel One, Tract 4 a called 84.41 acre tract as described in said VFP deed, from said nail a set 1/2 inch rebar on the south side of said road bears South 00 degrees 03 minutes 52 seconds West, a distance of 48.62 feet, said nail also having NAD83 SPC NCTZ grid coordinates of N:6987141.74, E:1834849.55;

THENCE: North 00 degrees 21 minutes 44 seconds East, with the west line of said Parcel One Tract 2 and the east line of said Ball Tract No. 3, and passing at 42.0 feet to a set 1/2 inch rebar on the north side of said road, and continuing on said course a total distance of 3678.53 feet to a 4 inch pipe fence corner post for an angle point in the west line of said Parcel One Tract 2, said post being the occupied northeast corner of said Ball Tract No.3, same being the occupied southeast corner of Ball Tract No.4 a called 320 acre tract as described in said JS Everett Ranches deed;

THENCE: North 00 degrees 00 minutes 40 seconds East, with the west line of said Parcel One Tract 2, and the east line of said Ball Tract No. 4, a distance of 3762.22 feet to a set 1/2 inch rebar for the northwest corner of said Parcel One Tract 2, from said rebar a wood fence corner post bears South 71 degrees 26 minutes East, a distance of 40.9 feet, and from said rebar a pipe fence corner post bears North 15 degrees 16 minutes West, a distance of 5.2 feet;

THENCE: South 89 degrees 41 minutes 20 seconds East, with the north line of said Parcel One Tract 2, a distance of 1698.68 feet to a pipe fence corner post for the occupied northerly northeast corner of said Parcel One Tract 2, same being the occupied northwest corner of a called 175 acre tract as described in deed to Tom B. Ward, filed 30 July 1976, and recorded in volume 430 page 360 of said deed records, from said post a found iron rod with a plastic cap marked 5560 being the southwest corner of a called 321.31 acre tract as described in deed to Cydney McDonald Medford, Trustee, filed 07 October 2022, and recorded in volume 2228 page 352 of said official public records bears South 89 degrees 41 minutes 20 seconds East, a distance of 2038.44 feet;

THENCE: South 00 degrees 03 minutes 22 seconds West, with the occupied east line of said Parcel One Tract 2, and the occupied west line of said Ward tract, and with a barbed wire fence, a distance of 3763.75 feet to a 4 inch pipe fence corner post for an occupied inner ell corner of said Parcel One Tract 2;

THENCE: North 89 degrees 56 minutes 12 seconds East, with the occupied north line of said Parcel One Tract 2, and along and near a barbed wire fence, a distance of 2045.31 feet to a set 1/2 inch rebar for the easterly northeast corner of said Parcel One Tract 2, same being the southeast corner of said Ward tract, same being the southwest corner of a called 320 acre tract as described in said Ward deed, same being the northwest corner of Parcel One 1153.13 acre tract, a called 1153.13 acre tract as described in said VFP Properties deed, from said rod a pipe fence corner post bears South 58 degrees 26 minutes West, a distance of 1.2 feet, and from said rod another pipe fence corner post bears South 06 degrees 20 minutes West, a distance of 6.9 feet;

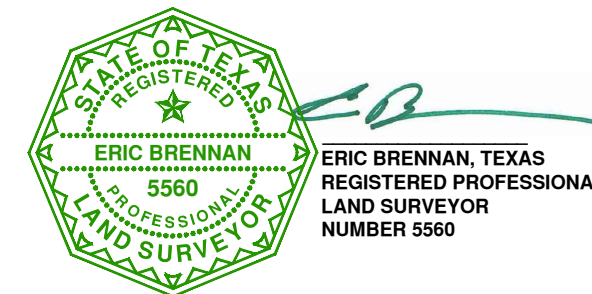
THENCE: South 00 degrees 01 minutes 09 seconds West, with the east line of said Parcel One Tract 2, and with the west line of said Parcel One 1153.13 acre tract, along and near a barbed wire fence, and passing at 3626.82 feet a set 1/2 inch rebar on the north side of said CR 272, and continuing on said course, leaving said fence, a total distance of 3685.82 feet to a found iron rod with a plastic cap marked 5560 in said road for the southeast corner of said Parcel One Tract 2, same being an angle point in the west line of said Parcel One 1153.13 acre tract, from said rebar a found pipe fence corner post on the south side of said road bears South 00 degrees 27 minutes East, a distance of 23.8 feet;

THENCE: North 89 degrees 45 minutes 31 seconds West, with the south line of said Parcel One Tract 2, and with the south line of said Survey 1220 and with said CR 272, a distance of 3763.05 feet to the **POINT OF BEGINNING** and containing 463.48 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

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.



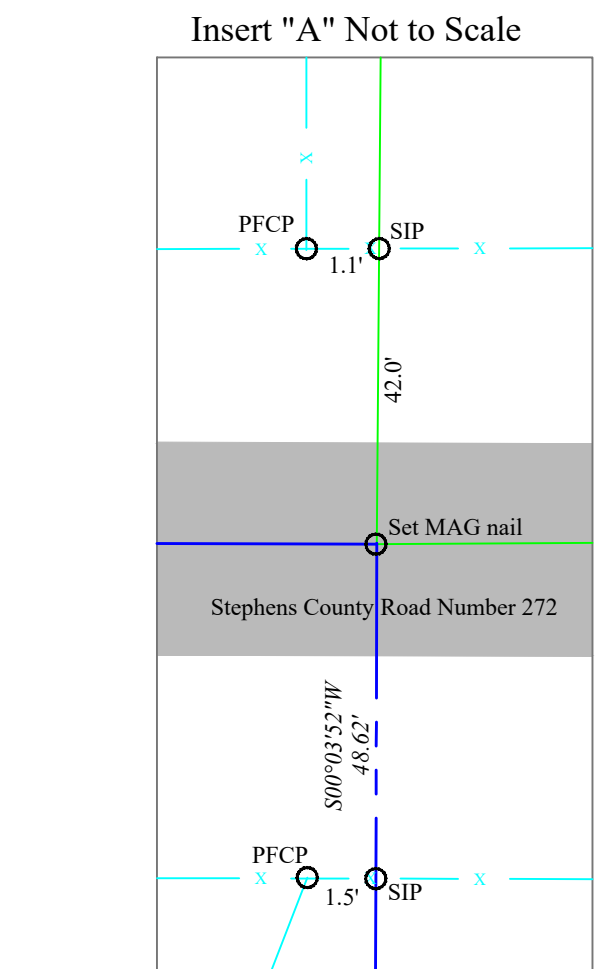
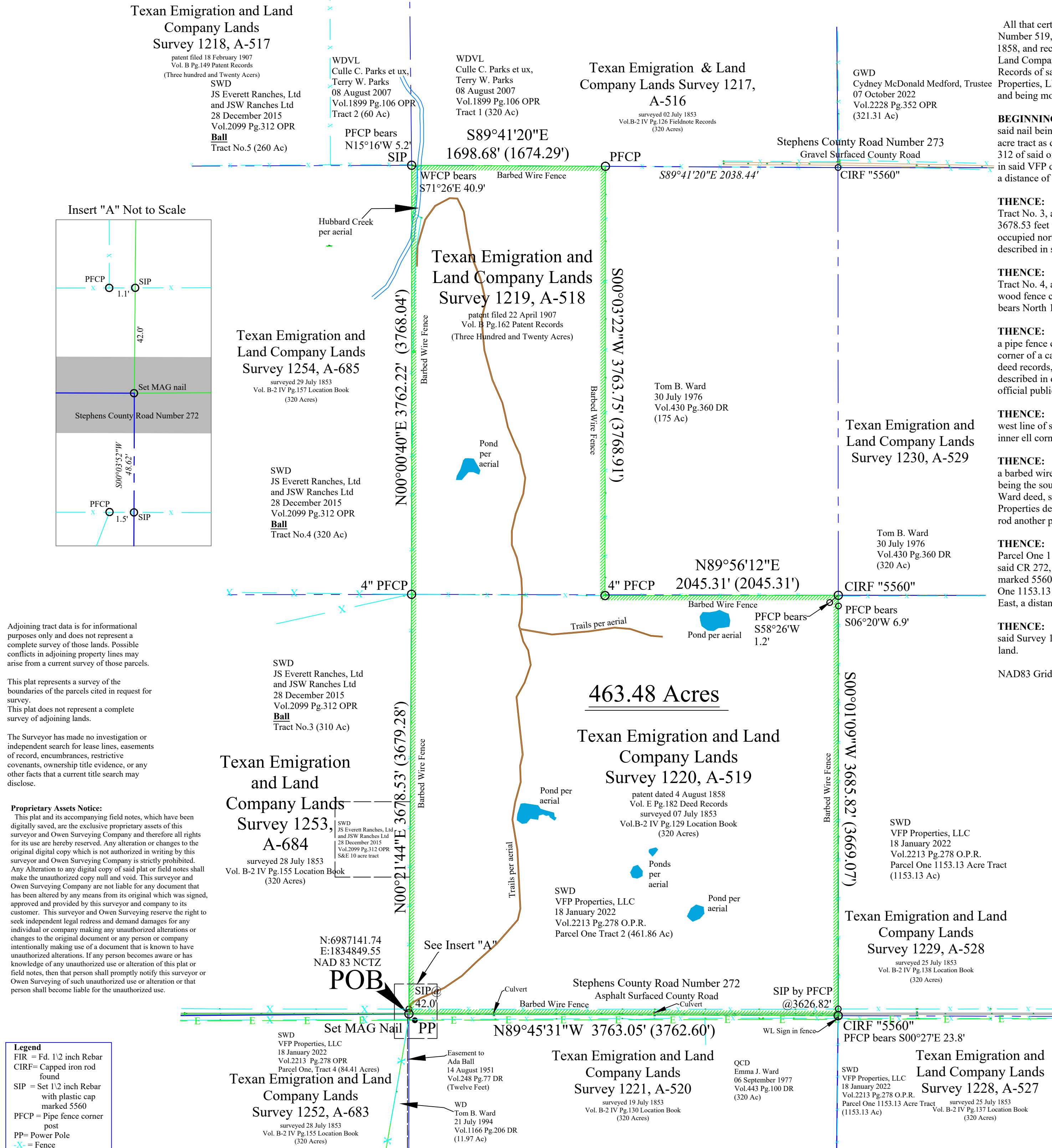
Boundary Survey on 463.48 Acres in the Texan Emigration and Land Company Lands, Survey 1220, Abstract Number 519, and the Texan Emigration and Land Company Lands, Survey 1219, Abstract Number 518, County of Stephens State of Texas

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

Scale 1" = 600' Date 11 March 2024 Print Number S-2386B

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

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- 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