

PLAT OF SURVEY

FIDELITY NATIONAL TITLE INSURANCE COMPANY
GF NO.: VZ25-10019
EFFECTIVE DATE: OCTOBER 27, 2025
SCHEDULE B EXCEPTIONS FROM COVERAGE

10a. Title to any part of the hereinabove described property lying within the bounds of any alley, street, highway or public area.

10c. Order of Commissioners Court, Van Zandt County, Texas, establishing subdivision regulations, dated June 26, 2024, recorded in Document No. 2024-005765, and amended December 4, 2024, recorded in Document No. 2024-011009, Official Public Records of Van Zandt County, Texas.

10d. Right of Way Deed and Channel Easement in Volume 226, page 197. (Does not affect as to the right-of-way, may affect for channel easements - blanket description for channel easement)

10e. Right of Way Deed and Channel Easement in Volume 469, page 14. (Affects as shown - Strip No. 1 only)

10f. Right of Way Deed in Volume 394, page 383. (May affect - Blanket easement)

10g. Right of Way Deed in Volume 716, page 444. (May affect - Blanket easement)

10h. Easement in Volume 1112, page 877. (Affects as shown)

10i. Easement in Volume 1112, page 880. (Affects as shown)

10j. Easement in Volume 1112, page 883. (Affects as shown)

10k. Easement in Volume 1112, page 886. (Affects as shown)

10l. Easement in Volume 1193, page 236. (Does not affect)



SCALE: 1" = 400'

D. FULLER SURVEY
A-268

150' x 60' CHANNEL EASEMENT
STRIP NO. 1
STATE OF TEXAS
VOLUME 469, PAGE 14

Headwall

Drive

Water Valve

Cross-Tie F.C.

L3

Cross-Tie F.C.

State Highway 198

CALLLED 37.349 ACRES
CANTON FAMILY PARTNERS, L.P.
TO
JOHN C. NEAL AND WENDY A. NEAL
JUNE 13, 2018
DOCUMENT NO. 2018-005061

Cross-Tie F.C.
1/2" IR Fnd. bears:
S 02°29'00" W - 67.25'

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THE SURVEYOR ONLY ADDRESSED THOSE ITEMS LISTED IN THE TITLE COMMITMENT PROVIDED AND REFERENCED HEREON.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of October, 2025.

GIVEN UNDER MY HAND & SEAL, this the 13th day of November, 2025.

Jace D. Scarbrough - R.P.L.S. No. 6289



LINE	BEARING	DISTANCE
L1	N 89°10'55" E	543.90'
L2	S 84°06'13" E	615.81'
L3	N 69°59'32" W	313.18'

374.08 AC.

M.J. CORDENA SURVEY
A-124

RESIDUE OF A CALLED 95 ACRES
"THIRD TRACT"
PAUL H. STANFORD
APRIL 8, 1939
VOLUME 274, PAGE 249

CALLLED 47.25 ACRES
PAUL H. STANFORD
APRIL 30, 1943
VOLUME 309, PAGE 371

CALLLED 11.65 ACRES
"SECOND TRACT"
PAUL H. STANFORD
APRIL 26, 1960
VOLUME 507, PAGE 118

100' WIDE ELECTRIC EASEMENT
0.417 ACRES
TEXAS POWER & LIGHT COMPANY
VOLUME 1112, PAGE 880

100' WIDE ELECTRIC EASEMENT
2.367 ACRES
TEXAS POWER & LIGHT COMPANY
VOLUME 1112, PAGE 877

CALLLED 15 ACRES
"FIRST TRACT"
PAUL H. STANFORD
APRIL 26, 1960
VOLUME 507, PAGE 118

100' WIDE ELECTRIC EASEMENT
2.823 ACRES
TEXAS POWER & LIGHT COMPANY
VOLUME 1112, PAGE 883

FREDERICK M. SMITH, II AND
H.C. ALLEN, JR.
TO
THE RABBITFOOT RANCH
AND CATTLE COMPANY
JANUARY 1, 1991
VOLUME 1242, PAGE 521

PLAT OF SURVEY
374.08 AC. LOCATED IN THE
M.J. CORDENA SURVEY, A-124 AND THE D. FULLER SURVEY, A-268
VAN ZANDT COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 400'
SURVEYED BY: SM	REF: STANFORD
DATE: 10-28-25	FILE NO: 4973.DWG

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

373 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

374.08 ACRES

All that certain lot, tract or parcel of land located within the M.J. Cordena Survey, Abstract No. 124 and the D. Fuller Survey, Abstract No. 268 of Van Zandt County, Texas, being all of a called 160 acre tract as described in a deed from G.E. Patterson, et al. to Paul H. Stanford, dated March 5, 1951 and recorded in Volume 398, Page 107, all of a called 15 acre tract, described as First Tract and all of a called 11.65 acre tract, described as Second Tract in a deed from Elmer Davis to Paul H. Stanford, et ux. Mary Stanford, dated April 26, 1960 and recorded in Volume 507, Page 118, all of a called 47.25 acre tract as described in a deed from M.A. Robison and wife, Ethel Mae Robison to Paul H. Stanford, dated April 30, 1943 and recorded in Volume 309, Page 371, all of the residue of a called 37 acre tract, described as First tract, all of the residue of a called 38.5 acre tract, described as Second Tract, and all of the residue of a called 95 acre tract, described as Third Tract in a deed from N.L.B. Dayis to Paul H. Stanford, dated April 8, 1939 and recorded in Volume 274, Page 249, and all of called 40 acre tract as described in a deed from Republic Insurance Company to Paul H. Stanford, dated September 5, 1939 and recorded in Volume 274, Page 334, all of the Deed Records of Van Zandt County, Texas, and this 374.08 acre tract being more fully described as follows:

BEGINNING at a Cotton Spindle Set in County Road 2209, being at the northwest corner of a called 20.00 acre tract, described as Second Tract in an Affidavit of Facts for Kerry Jo Carr, dated October 25, 2023 and recorded in Document No. 2023-009984, and being in the south line of a called 16.80 acre tract, described as Second Tract in a deed from Alene Roberts Hough to Henry Lewis, dated May 5, 2006 and recorded in Volume 2133, Page 320, from which a 3/8" Iron Rod Found at the intersection of the south line of said County Road 2209 and the east line of County Road 2210, bears South 48 deg. 00 min. 36 sec. East, a distance of 57.15 feet;

THENCE South 00 deg. 12 min. 36 sec. East, with the west line of said 20.00 acre tract, with the west line of a called 78.27 acre tract, described as First Tract in said Document No. 2023-009984, with the west line of a called 18.16 acre tract as described in a deed from Jenny Sue Scribner to Samuel D. Berry and wife, Julie Ann Berry, dated May 14, 2004 and recorded in Volume 1928, Page 154, and with said County Road 2210, passing a 60d Nail Found at the southwest corner of said 78.27 acre tract and same being at the northwest corner of said 18.16 acre tract at 875.72 feet and continuing for a total distance of 1,640.10 feet to a 6" Wood Post fence corner found at the southwest corner of said 18.16 acre tract;

THENCE North 89 deg. 10 min. 55 sec. East, with the south line of said 18.16 acre tract, a distance of 543.90 feet to a 1/2" Iron Rod Set for corner at an ell corner of same;

THENCE South 84 deg. 06 min. 13 sec. East, with the south line of said 18.16 acre tract, a distance of 615.81 feet to a 3/8" Iron Rod Found at the southeast corner of same and being at the most southerly southwest corner of said 78.27 acre tract;

THENCE South 89 deg. 00 min. 13 sec. East, with the south line of said 78.27 acre tract, passing a 3/8" Iron Rod Found in same at 244.12 feet and continuing for a total distance of 1,507.80 feet to a 3/8" Iron Rod Found at the southeast corner of same and being at an ell corner of the residue of a called 220.4 acre tract, described as Second Tract in a deed from Eugene D. Roy and Miriam B. Roy Revocable Trust to Eugene D. Roy and Miriam B. Roy, dated August 27, 2020 and recorded in Document No. 2020-008613;

374.08 ACRES

Page 2 of 2

THENCE South 01 deg. 19 min. 40 sec. West, with the west line of the residue of said 220.4 acre tract, a distance of 2,648.03 feet to a 1/2" Iron Rod Found in same and being at the northeast corner of a tract of land from Fredrick M. Smith, II and H.C. Allen, Jr. to The Rabbitfoot Ranch and Cattle Company, dated January 1, 1991 and recorded in Volume 1242, Page 521, from which a 1/2" Iron Rod Found at the southwest corner of the residue of said 220.4 acre tract, bears South 00 deg. 50 min. 20 sec. West, a distance of 370.67 feet;

THENCE North 88 deg. 30 min. 59 sec. West, with the north line of The Rabbitfoot Ranch and Cattle Company tract, a distance of 2,225.60 feet to a 3" Steel Post fence corner found in same;

THENCE North 89 deg. 20 min. 34 sec. West, with the north line of The Rabbitfoot Ranch and Cattle Company tract, a distance of 2,905.46 feet to a Cross-Tie fence corner found at an ell corner of same, being in the east line of a called 37.349 acre tract as described in a deed from Canton Family Partners, L.P. to John C. Neal and Wendy A. Neal, dated June 13, 2018 and recorded in Document No. 2018-005061, and being in the common line of said M.J. Cordena Survey and said D. Fuller Survey, from which a 1/2" Iron Rod Found in the north bank of a creek and being in the common line of said 37.349 acre tract and said The Rabbitfoot Ranch and Cattle Company tract, bears South 02 deg. 29 min. 00 sec. West, a distance of 67.25 feet;

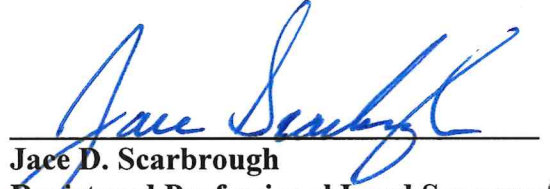
THENCE North 02 deg. 29 min. 00 sec. East, with the east line of said 37.349 acre tract and with said survey line, a distance of 1,623.84 feet to a Cross-Tie fence corner found at the northeast corner of said 37.349 acre tract;

THENCE North 69 deg. 59 min. 32 sec. West, with the north line of said 37.349 acre tract, a distance of 313.18 feet to a Cross-Tie fence corner found at the northwest corner of same and being in the southeast right-of-way of State Highway No. 198;

THENCE North 32 deg. 28 min. 19 sec. East, with said right-of-way, passing a Concrete Monument Found at 979.17 feet, passing another Concrete Monument Found at 1,416.45 feet and continuing for a total distance of 3,039.98 feet to a Cotton Spindle Set in same, being in said County Road 2209, and being at the southwest corner of a called 5 acre tract, described as First Tract in said Volume 2133, Page 320, from which a 8" Wood fence corner post found in said right-of-way, bears South 32 deg. 28 min. 19 sec. West, a distance of 25.28 feet;

THENCE South 89 deg. 10 min. 40 sec. East, with the south line of said 5 acre tract, with the south line of said 16.80 acre tract, and with said County Road 2209, a distance of 1,113.43 feet to the POINT OF BEGINNING AND CONTAINING 374.08 ACRES OF LAND. See Map No. 4973 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of October, 2025.

GIVEN UNDER MY HAND & SEAL, this the 13th day of November, 2025.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289

