

(CM)
NORTH CORNER
ANN ROSAMOND AND HUSBAND,
VOL. 1064, PG. 813

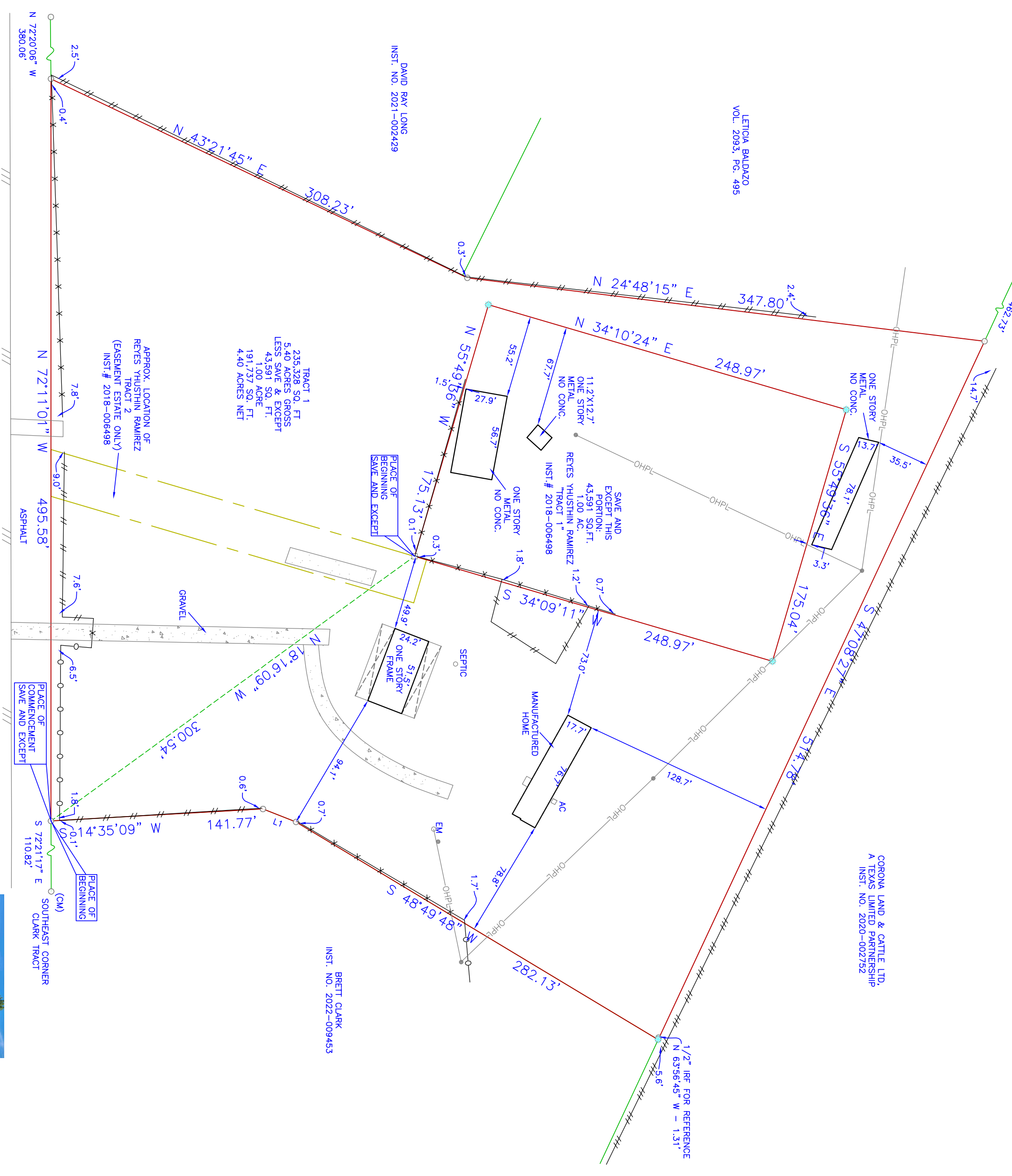
PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 1360, PG. 588
Clerk's File No. 2016-001168
Clerk's File No. 2017-001841
Clerk's File No. 2017-001972
Clerk's File No. 2017-009801

LINE	LENGTH	BEARING
L1	23.70	S39°14'50"W

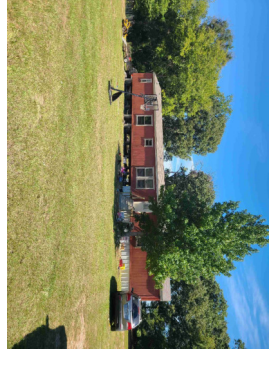
BEARINGS ARE BASED ON NAD 83 DATUM,
TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE

TRACT 1:
Being all that certain lot, tract or parcel of land situated in the W.R. Powell Survey, Abstract No. 643, located in the City of Canton, Van Zandt County, Texas, same being all that tract of land described in deed conveyed to Big Sky Acquisitions, Inc., recorded in Instrument No. 2022-009897, (D.R.V.Z.C.T.) and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch red capped iron rod found in the Northeast line of Interstate Highway No. 20, also at the Southwest corner of a tract of land described in deed conveyed to Brett Clark, recorded in Instrument No. 2022-009453, (D.R.V.Z.C.T.) and at the South corner of said Big Sky Acquisitions tract;
THENCE North 72 degrees 11 minutes 01 seconds West, along the Northeast line of said Interstate Highway No. 20, a distance of 495.58 feet to a 1/2 inch iron rod found at the South corner of a tract of land described in deed conveyed to David Roy Long, recorded in Instrument No. 2021-002429, (D.R.V.Z.C.T.);
THENCE North 43 degrees 21 minutes 45 seconds East, a distance of 308.23 feet to a 1/2 inch iron rod found at the South corner of a tract of land described in deed conveyed to Leticia Baldazo, recorded in Volume 2093, Page 495, (D.R.V.Z.C.T.) also at the East corner of said Long tract;
THENCE North 24 degrees 48 minutes 15 seconds East, a distance of 347.80 feet 1/2 inch red capped iron rod found in the Southwest line of a tract of land described in deed conveyed to Corona Land and Cattle Ltd, A Texas limited partnership, recorded in Instrument No. 2020-002752, (D.R.V.Z.C.T.) also at the North corner of said Big Sky Acquisitions tract;
THENCE South 08 degrees 27 seconds East, a distance of 514.78 feet to a point for corner in the Southwest line of said Corona Land and Cattle tract, also at the North corner of said Clark tract, from which a 1/2 inch red capped iron rod found for reference bears North 63 degrees 56 minutes 45 seconds West, a distance of 1.31 feet;
THENCE South 47 degrees 08 minutes 27 seconds East, a distance of 514.78 feet to a point for corner in the Southwest line of said Corona Land and Cattle tract, also at the North corner of said Clark tract, from which a 1/2 inch red capped iron rod found for reference bears North 63 degrees 56 minutes 45 seconds West, a distance of 1.31 feet;
THENCE South 48 degrees 49 minutes 48 seconds West, a distance of 282.13 feet to a 1/2 inch red capped iron rod found for corner;
THENCE South 39 degrees 14 minutes 50 seconds West, a distance of 23.70 feet to a 1/2 inch red capped iron rod found at the West corner of said Clark tract;
THENCE South 14 minutes 14 minutes 09 seconds West, a distance of 141.77 feet to the PLACE OF BEGINNING and containing 235,328 square feet or 5.40 acres of land.
SAVE AND EXCEPT

All that lot, tract or parcel of land situated in the W.R. Powell Survey, Abstract No. 643, located in the City of Canton, Van Zandt County, Texas, same being that tract of land described in deed conveyed to Reyes Yhusthin Ramirez, recorded in Instrument No. 2018-006498, (D.R.V.Z.C.T.) and being more particularly described by metes and bounds as follows:
COMMENCING from a 1/2 inch red capped iron rod found in the Northeast line of Interstate Highway No. 20, also at the Southwest corner of a tract of land described in deed conveyed to Brett Clark, recorded in Instrument No. 2022-009453, (D.R.V.Z.C.T.) and at the South corner of a tract of land described in deed conveyed to Big Sky Acquisitions, Inc., recorded in Instrument No. 2022-009897, (D.R.V.Z.C.T.);
THENCE North 18 degrees 16 minutes 09 seconds West, a distance of 300.54 feet to a fence post found at the PLACE OF BEGINNING of the tract herein described;
THENCE North 55 degrees 49 minutes 36 seconds West, a distance of 175.13 feet to a point for corner;
THENCE North 34 degrees 10 minutes 24 seconds East, a distance of 248.97 feet to a point for corner;
THENCE South 55 degrees 49 minutes 36 seconds East, a distance of 175.04 feet to a point for corner;
THENCE South 34 degrees 09 minutes 11 seconds West, a distance of 248.97 feet to the PLACE OF BEGINNING and containing 43,591 square feet or 1.00 acre of land.



INTERSTATE HIGHWAY 20

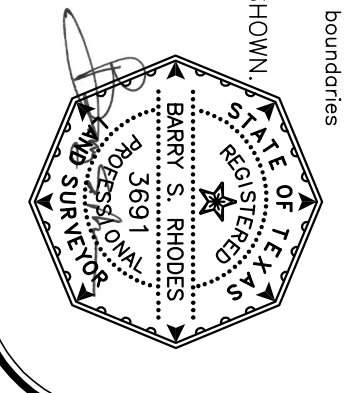


TITLE AND ABSTRACTING WORK FURNISHED BY _____ Certus Title
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR _____ Certus Title
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

LEGEND

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0098	ROAD	---	BOUNDARY
0099	ROAD	---	BOUNDARY
0100	ROAD	---	BOUNDARY

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 12222 INTERSTATE 20 in the city of _____ Canton, Texas.
The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.



Scale: 1" = 60'
Date: 09/15/2022
G. F. No.: 2022-0845
Job no.: 202210338
Drawn by: MR

1529 E I-30, STE. 103
GARLAND, TEXAS 75043
FIRM REGISTRATION NO. 10194366