



**SURVEYED 8.399 ACRES  
D. MUCKLEROY SURVEY, A-503  
HENDERSON COUNTY, TEXAS  
22-0816**

**June 8, 2022**

**Field Note** description for a 8.399 acre tract being located in the D. Muckelroy Survey, Abstract No. 503, Henderson County, Texas, and being all of a called 8.33 acre tract conveyed to Fithian Opportunity Zone Fund, LLC and Villagre Castle Investments, LP, as recorded in Document Number 2019-00014680 of the Deed Records Henderson County, Texas. Said 8.399 acre tract to be more particularly described as follows.

**Beginning** at a 5/8" Iron Rod Found for the Southerly most Southwest corner of herein described tract, same being the Northwest corner of a called 0.90 acre tract conveyed to Rainy Day Investments, Inc as recorded in Volume 2752 Page 893 of the Deed Records Henderson County, Texas, said point being on the Northeast right-of-way of State Highway 274;

**Thence** North 35°35'22" West, with said right-of-way, a distance of 321.58 feet to a 5/8" Iron Rod Found for a corner of herein described tract, same being the Southwest corner of a called 1.75 acre tract of land conveyed to HNZ Investments, LLC as recorded in Document Number 2021-00007507 of the Deed Records Henderson County, Texas;

**Thence** North 61°04'57" East, a distance of 170.04 feet to a 1/2" Iron Rod Found for a inner corner of herein described tract, same being a Southeast corner of said 1.75 acre tract;

**Thence** North 23°40'52" West, a distance of 168.55 feet to a 5/8" Iron Rod Found for a corner of herein described tract, same being an inner corner of said 1.75 acre tract;

**Thence** North 68°22'22" East, a distance of 77.19 feet to a 1/2" Iron Rod Set for a corner of herein described tract, same being a corner of said 1.75 acre tract;

**Thence** North 40°56'31" East, a distance of 88.44 feet to a 1/2" Iron Rod Found for a corner of herein described tract, same being a corner of said 1.75 acre tract, same being a Southwest corner of a called 14.54 acre tract conveyed to Joes E. Ramirez as recorded in Document Number 2020-00004096 of the Deed Records Henderson County, Texas;

**Thence** North 80°46'43" East, with the South line of said 14.54 acre tract and the South line of a called 0.57 acre tract conveyed to Matthew Gross as recorded in Document Number 2019-00010637 of the Deed Records Henderson County, Texas, a distance of 490.79 feet to a 5/8" Iron Rod Found for the Northeast corner of herein described tract, same being the Southeast corner of said 0.57 acre tract, said point being on the West right-of-way of County Road 2402;

**Thence** South 00°04'38" East, with the West right-of-way of said county road, a distance of 663.18 feet to a 5/8" Iron Rod Found for the Southeast corner of herein described tract, same being the Northeast corner of a called 1.07 acre tract conveyed to 13RR, LLC as recorded in Document Number 2017-00001561 of the Deed Records Henderson County, Texas;

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**Thence** South 89°00'29" West, with the North line of said 1.07 acre tract and the North line of said 0.90 acre tract, a distance of 509.11 feet, **BACK TO THE POINT OF BEGINNING AND CONTAINING 8.399 ACRES.**

*Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.*

*I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in May 2022, and is being submitted along with a Plat of said tract herein described.*



Casey Jordan  
Registered Professional Land Surveyor  
State of Texas No. 6789

