

LEGAL DESCRIPTION

BEING a 190.938 acre tract of land situated in the Boley C. Walters League, Abstract No. 797, Henderson County, Texas, and being the residue of that certain called 193.137 acre tract of land described in deed to Texas Land & Lakes, LTD., as recorded in Volume 2704, Page 579, Henderson County Real Property Records; said 190.938 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" (hereinafter referred to as "with cap") found for the southeast corner of Lot 75, of said Phase 1;

THENCE Easterly, with southerly boundary lines of said Phase 1, the following courses and distances:
•North 36 degrees 21 minutes 32 seconds East, a distance of 117.82 feet to a 1/2-inch iron rod with cap found for corner;
•South 76 degrees 51 minutes 46 seconds East, a distance of 105.05 feet to a 1/2-inch iron rod with cap found for corner;
•South 46 degrees 01 minutes 52 seconds East, a distance of 226.53 feet to a 1/2-inch iron rod with cap found for corner;
•North 81 degrees 46 minutes 37 seconds East, a distance of 690.17 feet to a 1/2-inch iron rod with cap found for corner;
•North 03 degrees 57 minutes 34 seconds East, a distance of 307.13 feet to a 1/2-inch iron rod with cap found for corner;
•North 17 degrees 31 minutes 12 seconds East, a distance of 44.98 feet to a 1/2-inch iron rod with cap found for corner;
•South 72 degrees 28 minutes 48 seconds East, a distance of 807.07 feet to a 1/2-inch iron rod with cap found for corner;
•North 06 degrees 59 minutes 29 seconds West, a distance of 407.53 feet to a 1/2-inch iron rod with cap found for corner;
•North 86 degrees 44 minutes 05 seconds East, a distance of 96.51 feet to a 1/2-inch iron rod with cap found for the northwest corner of Lot 88-R, of Water's Edge Ranch, Phase 1, Lots 88-R, 89-R, and 90-R, an addition to Henderson County, as recorded in Cabinet F, Slide 3 of said Plot Records;

THENCE South 00 degrees 56 minutes 09 seconds West, with the west boundary line of said Lot 88-R, a distance of 214.39 feet to a 1/2-inch iron rod with cap found for the southwest corner of said Lot 88-R;

THENCE North 84 degrees 04 minutes 27 seconds East, with the south boundary line of said Lot 88-R, a distance of 227.85 feet to a 1/2-inch iron rod with cap found for the southeast corner of said Lot 88-R, said corner being in the west boundary line of Lot 89-R of said Water's Edge Ranch, Phase 1, Lots 88-R, 89-R, and 90-R;

THENCE South 08 degrees 19 minutes 19 seconds East, with the west boundary line of said Lot 89-R, a distance of 197.34 feet to a 1/2-inch iron rod with cap found for the southwest corner of said Lot 89-R;

THENCE North 85 degrees 25 minutes 14 seconds East, passing the southeast corner of said Water's Edge Ranch, Phase 1, Lots 88-R, 89-R, and 90-R at a distance of 445.76 feet and continuing with said Phase 1 for a total distance of 566.52 feet to a 1/2-inch iron rod with cap found for corner;

THENCE Southerly, with westerly boundary lines of said Phase 1, the following courses and distances:
•South 03 degrees 16 minutes 03 seconds East, a distance of 455.98 feet to a 1/2-inch iron rod with cap found for corner;
•South 00 degrees 55 minutes 24 seconds West, a distance of 661.69 feet to a 1/2-inch iron rod with cap found for corner;
•North 89 degrees 00 minutes 01 seconds East, a distance of 162.32 feet to a 1/2-inch iron rod with cap found for corner in a westerly right-of-way line of Valley View Drive, a variable width right-of-way at this point;

THENCE South 00 degrees 59 minutes 59 seconds East, with a west line of said Valley View Drive, a distance of 50.00 feet to a 1/2-inch iron rod with cap found for the beginning of a non-tangent curve to the right having a radius of 20.00 feet, a chord bearing of South 45 degrees 59 minutes 59 seconds East and a chord distance of 28.28 feet;

THENCE Southeasterly, with said curve to the right and said Valley View Drive, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 31.42 feet to a 1/2-inch iron rod with cap found for the point of tangency of said curve;

THENCE South 00 degrees 59 minutes 59 seconds East, with a westerly right-of-way line of said Valley View Drive, passing a 1/2-inch iron rod with cap found for a northwest corner of Lago Vista Drive, a 50 ft. private street as shown on said Phase 1 at a distance of 35.09 feet and continuing with a west line of said Lago Vista Drive for a total distance of 250.00 feet to a 1/2-inch iron rod with cap found for the northeast corner of Lot 150-R, of said Water's Edge Ranch, Phase 1, Lots 149-R, 150-R, and 152-R;

THENCE South 89 degrees 00 minutes 01 seconds West, with the north boundary line of said Lot 150-R, a distance of 190.00 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 58 degrees 47 minutes 34 seconds West, with the northwest boundary line of said Lot 150-R, a distance of 168.94 feet to a 1/2-inch iron rod with cap found for northwest corner of Lot 150-R;

THENCE South 00 degrees 59 minutes 59 seconds East, passing the southwest corner of said Water's Edge Ranch, Phase 1, Lots 149-R, 150-R, and 152-R at a distance of 198.19 feet and continuing with a west boundary line of said Phase 1 for a total distance of 335.98 feet to a 1/2-inch iron rod with cap found for corner;

THENCE Westerly, with southerly boundary lines of said Phase 1, the following courses and distances:
•South 87 degrees 40 minutes 44 seconds West, a distance of 326.06 feet to a 1/2-inch iron rod with cap found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a chord bearing of South 64 degrees 56 minutes 17 seconds West and a chord distance of 77.62 feet;
•Southwesterly, with said curve to the left, through a central angle of 101 degrees 49 minutes 47 seconds, an arc distance of 88.86 feet to a 1/2-inch iron rod with cap found for the end of said curve;
•South 68 degrees 03 minutes 18 seconds West, a distance of 618.48 feet to a 1/2-inch iron rod with cap found for corner;
•South 58 degrees 02 minutes 49 seconds West, a distance of 172.63 feet to a 1/2-inch iron rod with cap found for corner;
•South 68 degrees 03 minutes 18 seconds West, a distance of 170.00 feet to a 1/2-inch iron rod with cap found for corner;
•South 87 degrees 50 minutes 52 seconds West, a distance of 154.17 feet to a 1/2-inch iron rod with cap found for corner;
•South 76 degrees 14 minutes 40 seconds West, a distance of 150.85 feet to a 1/2-inch iron rod with cap found for corner;
•South 07 degrees 54 minutes 56 seconds East, a distance of 188.22 feet to a 1/2-inch iron rod with cap found for corner;
•South 13 degrees 45 minutes 20 seconds East, a distance of 297.76 feet to a 1/2-inch iron rod with cap found for corner in a northerly boundary line of said Lago Vista Drive;

THENCE South 76 degrees 14 minutes 40 seconds West, with a northerly boundary line of said Lago Vista Drive, a distance of 369.60 feet to a 1/2-inch iron rod with cap found for the point of curvature of a curve to the left having a radius of 1025.00 feet, a chord bearing of South 69 degrees 58 minutes 41 seconds West, a chord distance of 223.75 feet;

THENCE Southwesterly, with said curve to the left and a northerly boundary line of said Lago Vista Drive, through a central angle of 12 degrees 31 minutes 57 seconds, an arc distance of 224.20 feet to the point of tangency of said curve;

THENCE South 63 degrees 42 minutes 43 seconds West, with a northerly boundary line of said Lago Vista Drive, a distance of 48.35 feet to a 1/2-inch iron rod with cap found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a chord bearing of South 63 degrees 55 minutes 08 seconds West and a chord distance of 86.42 feet;

Southwesterly, with said curve to the left and a northerly boundary line of said Lago Vista Drive, through a central angle of 119 degrees 35 minutes 11 seconds, an arc distance of 104.36 feet to a 1/2-inch iron rod with cap found for the end of said curve and the northeast corner of Lot 163 of said Phase 1;

THENCE North 85 degrees 52 minutes 28 seconds West, with the north boundary line of said Lot 163, a distance of 848.66 feet to a 1/2-inch iron rod with cap found for the northwest corner of said Lot 163, said corner being in an easterly line of Water's Edge Ranch, Phase 2, an addition to Henderson County, as recorded in Cabinet F, Slide 1 of said Plot Records;

THENCE North 26 degrees 17 minutes 17 seconds West, with an easterly line of said Phase 2, a distance of 485.76 feet to a 1/2-inch iron rod with cap found for the northeast corner of Lot 200 and the southeast corner of Lot 201 of said Phase 2;

THENCE North 06 degrees 41 minutes 09 seconds West, a distance of 185.77 feet to a point for corner within a lake;

THENCE North 01 degrees 34 minutes 21 seconds West, a distance of 440.35 feet to a point for corner within a lake;

THENCE North 18 degrees 13 minutes 08 seconds West, a distance of 869.94 feet to a point for corner within a lake;

THENCE North 08 degrees 59 minutes 03 seconds East, a distance of 531.46 feet to a point for corner within a lake;

THENCE North 31 degrees 26 minutes 05 seconds East, a distance of 87.15 feet to point for corner within a lake being the southwest corner of Lot 72, of Water's Edge Ranch, Phase 1, an addition to Henderson County, as recorded in Cabinet E, Slide 373 of said Plot Records;

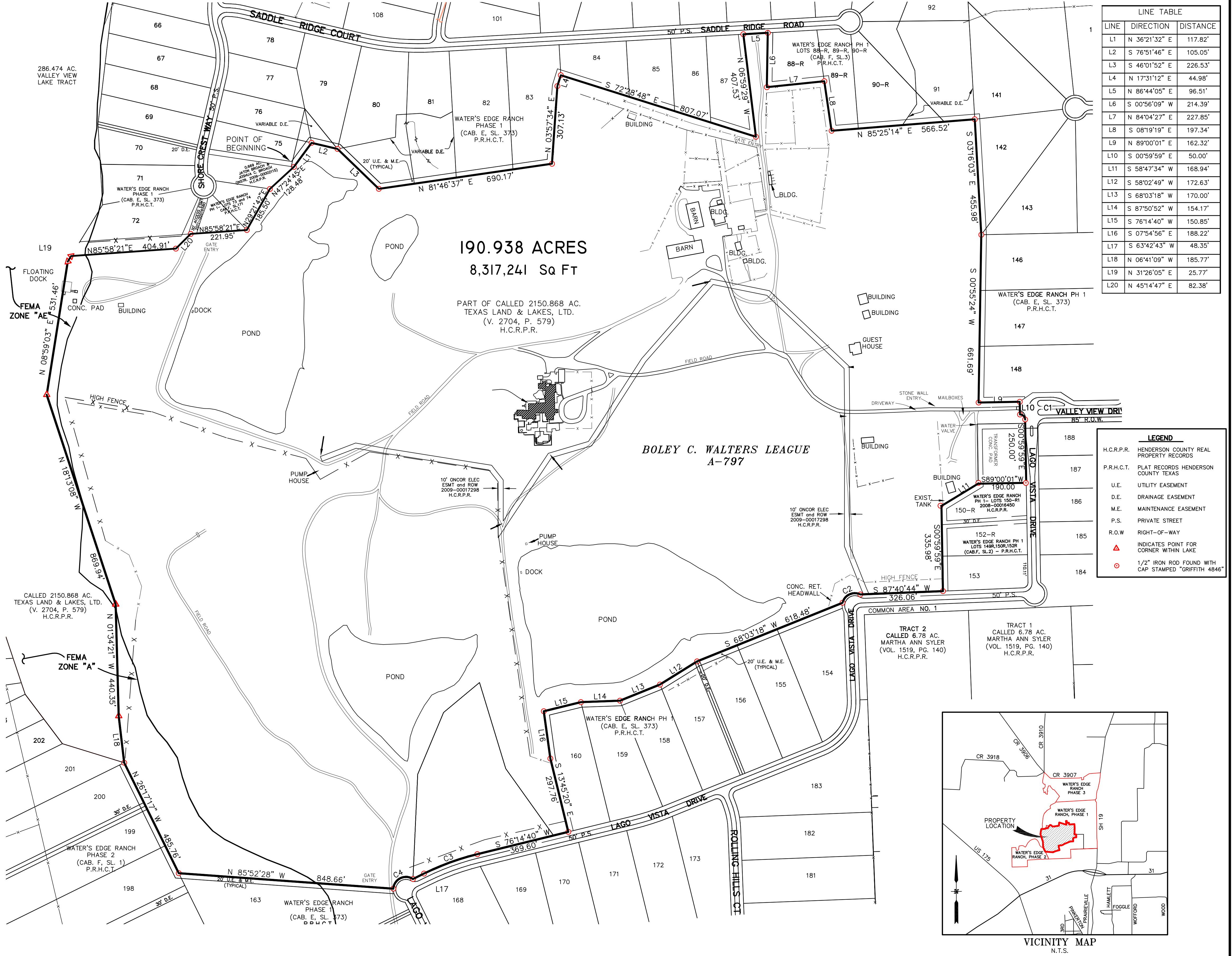
THENCE North 85 degrees 58 minutes 21 seconds East with the south boundary line of said Lot 72, a distance of 404.91 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 85 degrees 58 minutes 21 seconds East with the south boundary line of said Lot 72, a distance of 404.91 feet to a 1/2-inch iron rod with cap found for corner;

THENCE Easterly, with northerly boundary lines of said Water's Edge Ranch, Phase 1, Lots 73 and 74, the following courses and distances:
•North 85 degrees 58 minutes 21 seconds East, a distance of 414.03 feet to a 1/2-inch iron rod found for corner;
•North 45 degrees 14 minutes 47 seconds East, a distance of 82.38 feet to a 1/2-inch iron rod found for corner;
•North 85 degrees 58 minutes 21 seconds East, a distance of 221.95 feet to a 1/2-inch iron rod found for corner;
•North 29 degrees 21 minutes 38 seconds East, a distance of 185.49 feet to a 1/2-inch iron rod found for the northeast corner of Lot 74 and the southeasterly corner of a 0.669 acre tract of land described in deed to Jason Brooch and Joshua C. Brooch as recorded in Instrument 2009-00002115, Henderson County, Real Property Records;

THENCE North 47 degrees 24 minutes 44 seconds East, a distance of 128.48 feet to the POINT OF BEGINNING AND CONTAINING 8,317,241 square feet or 190.938 acres of land.

NOTES:
1. Bearings are based on the Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF).
2. This survey is valid only if the print has the original seal and signature of Chris E. Griffith, R.P.L.S. No. 4846.

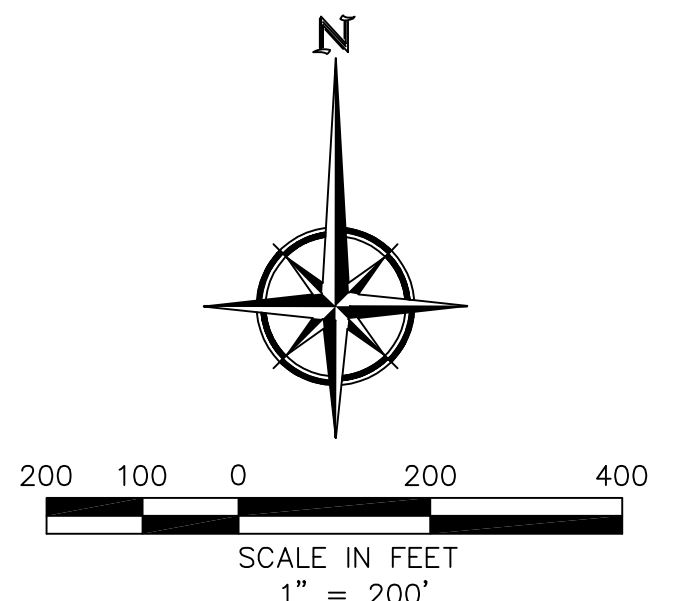
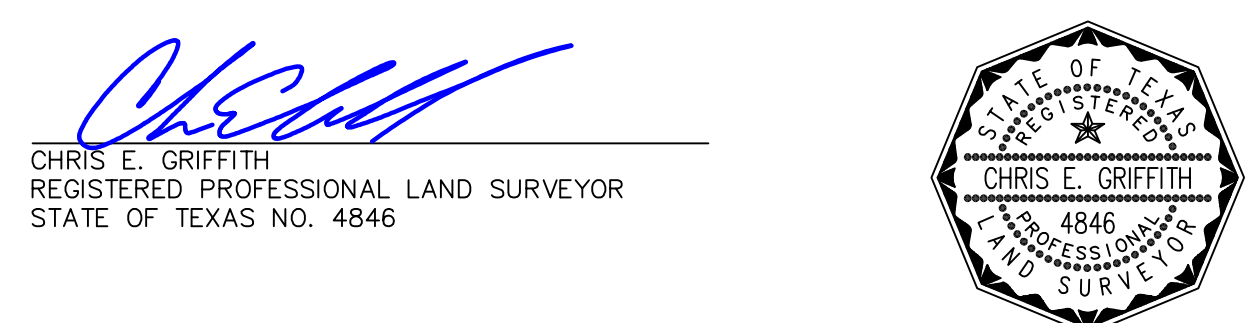


LINE TABLE
LINE DIRECTION DISTANCE
L1 N 36°21'32" E 117.82'
L2 S 76°51'46" E 105.05'
L3 S 46°01'52" E 226.53'
L4 N 17°31'12" E 44.98'
L5 N 86°44'05" E 96.51'
L6 S 00°56'09" W 214.39'
L7 N 84°04'27" E 227.85'
L8 S 08°19'19" E 197.34'
L9 N 89°00'01" E 162.32'
L10 S 00°59'59" E 50.00'
L11 S 58°47'34" W 168.94'
L12 S 58°02'49" W 172.63'
L13 S 68°03'18" W 170.00'
L14 S 87°50'52" W 154.17'
L15 S 76°14'40" W 150.85'
L16 S 07°54'56" E 188.22'
L17 S 63°42'43" W 48.35'
L18 N 06°41'09" W 185.77'
L19 N 31°26'05" E 25.77'
L20 N 45°14'47" E 82.38'

LEGEND
H.C.R.P.R. HENDERSON COUNTY REAL PROPERTY RECORDS
P.R.H.C.T. PLAT RECORDS HENDERSON COUNTY TEXAS
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.E. MAINTENANCE EASEMENT
P.S. PRIVATE STREET
R.O.W. RIGHT-OF-WAY
INDICATES POINT FOR CORNER WITHIN LAKE
1/2" IRON ROD FOUND WITH CAP STAMPED "GRIFFITH 4846"

CURVE TABLE
CURVE DELTA RADIUS TANGENT LENGTH CHORD BEARING CHORD
C1 90°00'00" 20.00' 20.00' 31.42' S 45°59'59" E 28.28'
C2 101°49'47" 50.00' 61.56' 88.86' S 64°56'17" W 77.62'
C3 12°31'57" 1025.00' 112.55' 224.20' S 69°58'41" W 223.75'
C4 119°35'11" 50.00' 85.89' 104.36' S 63°55'08" W 86.42'

SURVEYOR'S CERTIFICATE
I, Chris E. Griffith, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of February, 2021. Corners are as shown on plat. There are no encroachments on said tract of land by buildings on the adjoining tracts. There are no visible highlines, pipelines, or other utility lines on said tract of land other than those serving same, and those shown on plat.
GIVEN UNDER MY SEAL THIS THE 5TH DAY OF March, 2021.



PLAT OF SURVEY
OF
190.938 ACRES
SITUATED IN THE
BOLEY C. WALTERS LEAGUE, ABST. NO. 797
HENDERSON COUNTY, TEXAS
GRIFFITH SURVEYING COMPANY, LLC
605 AVE B, SUITE 115, LONGVIEW, TEXAS 75604
(903) 295-1560
EMAIL: chris@gsc-rpls.com SHEET: 1 OF 1
DATE: MARCH 5, 2021