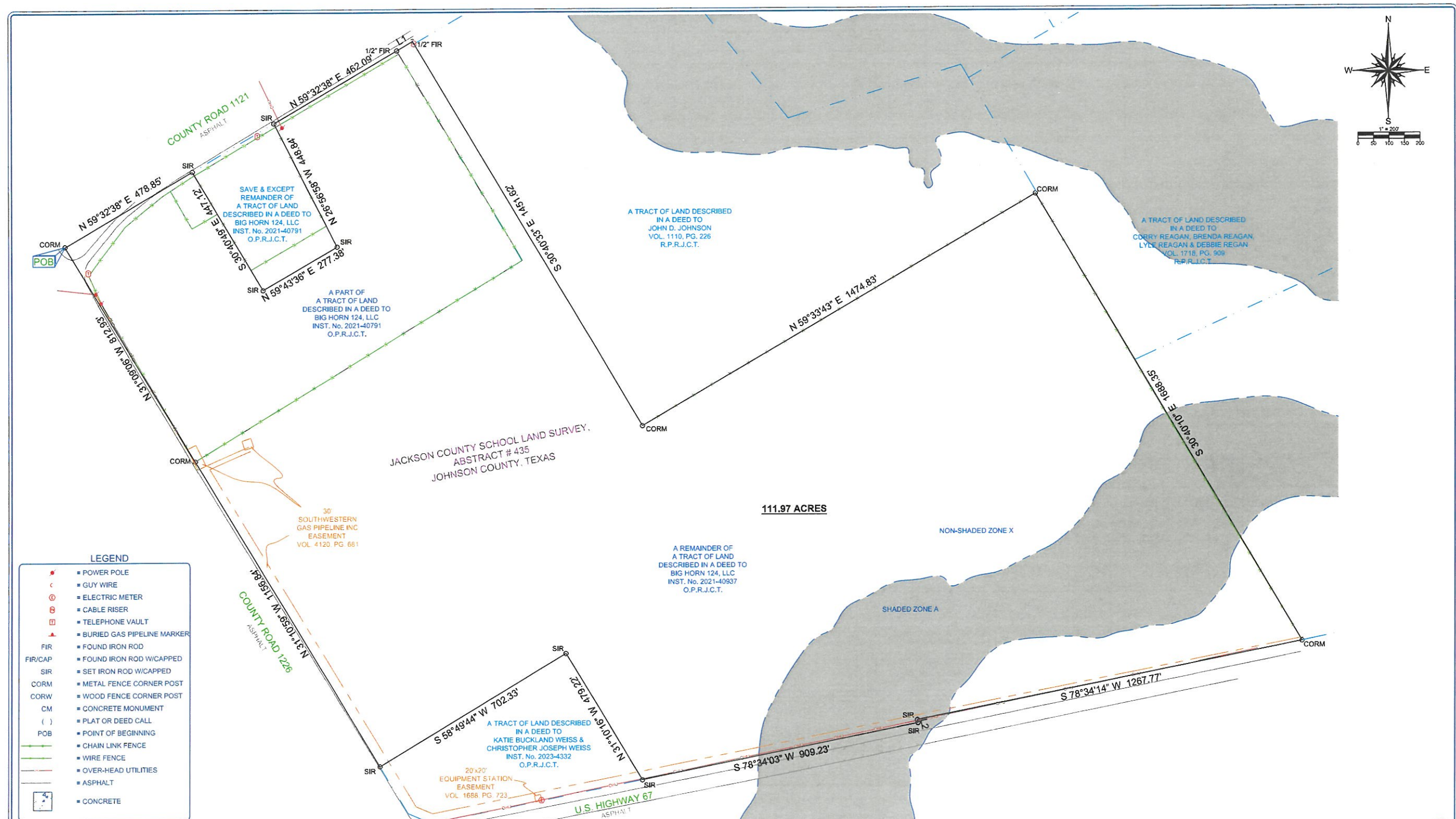




All that certain lot, tract or parcel of land lying and being situated in Johnson County, Texas and being a part of the Jackson County School Land Survey, Abstract Number 435 and being all of a called 22.92 acre tract of land described in deed to Big Horn 124, LLC., recorded in Document Number 2021-40791, Official Public Records, Johnson County, Texas and all of a called 97.72 acre tract of land described in deed to Big Horn 124, LLC., recorded in Document Number 2021-40937, Official Public Records, Johnson County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a metal fence corner post at the Northwest corner of said 22.92 acre tract;

THENCE North 59 degrees 32 minutes 38 seconds East, along the North line of said 22.92 acre tract, a distance of 478.85 feet to a capped iron rod set stamped "KAZ";

THENCE South 30 degrees 40 minutes 49 seconds East, departing said North line, a distance of 447.12 feet to a capped iron rod set stamped "KAZ";

THENCE North 59 degrees 43 minutes 36 seconds East, a distance of 277.38 feet to a capped iron rod set stamped "KAZ";

THENCE North 26 degrees 56 minutes 58 seconds West, a distance of 448.84 feet to a capped iron rod set stamped "KAZ" in the North line of said 22.92 acre tract;

THENCE North 59 degrees 32 minutes 38 seconds East, along said North line, a distance of 462.09 feet to a 1/2 inch iron rod found at the Northeast corner of said 22.92 acre tract;

THENCE North 59 degrees 23 minutes 53 seconds East, a distance of 59.94 feet to a 1/2 inch iron rod found at the Northerly most Northeast corner of said 97.72 acre tract;

THENCE South 30 degrees 40 minutes 33 seconds East, along the West line of said Johnson tract, a distance of 1451.62 feet to a metal fence corner post for the Southwest corner of said Johnson tract;

THENCE North 59 degrees 33 minutes 43 seconds East, along the South line of said Johnson tract, a distance of 1474.83 feet to a metal fence corner post for the Southeast corner of said Johnson tract;

THENCE South 30 degrees 40 minutes 10 seconds East, a distance of 1688.35 feet to a metal post, in the North line of U.S. Highway 67;

THENCE South 78 degrees 34 minutes 14 seconds West, along said North line, a distance of 1267.77 feet to a capped iron rod set stamped "KAZ";

THENCE South 11 degrees 25 minutes 46 seconds East, a distance of 10.00 feet to a capped iron rod set stamped "KAZ";

THENCE South 78 degrees 34 minutes 03 seconds West, along said North line, a distance of 909.23 feet to capped iron rod set stamped "KAZ";

THENCE North 31 degrees 10 minutes 16 seconds West, a distance of 479.22 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of a tract of land described in deed to Katie Buckland Weiss and Christopher Joseph Weiss, recorded in Instrument Number 2023-4332, Official Public Records, Johnson County, Texas;

THENCE South 58 degrees 49 minutes 44 seconds West, along the North of said Weiss a distance of 702.33 feet to a capped iron rod set stamped "KAZ" in the West line of the aforementioned 97.72 acre tract;

THENCE North 31 degrees 10 minutes 59 seconds West, along said West line, a distance of 1156.84 feet to a metal fence corner post for the Westerly most Northwest corner of said 97.72 acre tract, same being the Southwest corner of said 22.92 acre tract;

THENCE North 31 degrees 09 minutes 05 seconds West, along the West line of said 22.92 acre tract a distance of 812.93 feet the **POINT OF BEGINNING** and containing 111.96 acres of land, more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for Johnson County, Community Number 480879 effective date 04-05-2019 and that map indicates as scaled, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain", and a portion is within "Shaded Zone A" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with no Base Flood Elevations determined" as shown on Panel 275 K of said map.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

SURVEYORS CERTIFICATION

Certified to Jason Tuberville and assigns.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 11-11-2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.





TX FIRM REGISTRATION # 10002160

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 210699
DRAWN BY: MMF
DATE: 09-22-2021
R.P.L.S.

KENNETH A. ZOLLINGER