



**METES AND BOUNDS**  
STATE OF TEXAS  
COUNTY OF VAN ZANDT

All that certain 60.00 acre tract or parcel of land situated in the M. C. Chirino Survey, Abstract No. 128, Van Zandt County, Texas and being a part of Tract One, a called 52.00 acre tract and part of Tract Three, a called 13.57 acre tract described in a Warranty Deed to Caroline Marie Woodring as recorded in Document No. 2009-010504, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.), said 60.00 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly Northeast corner of said called 52.00 acre tract, some being the Southeast corner of a called 12.707 acre tract to C. E. Mizzles as recorded in Document No. 2014-005136, (R.R.V.Z.C.T.), and the most westerly Southwest corner of Second Tract, a called 74.52 acre tract to Caroline Marie Woodring as recorded in Document No. 2009-010504, (R.R.V.Z.C.T.) and being at or near the North line of said Chirino Survey,

THENCE South 00 degrees 04 minutes 15 seconds West, severing across and through said called 52.00 acre tract and generally with a fence, a distance of 452.08 feet to a 1/2 inch capped iron rod (stamped "BCLS") set for an all corner of the herein described tract;

THENCE North 87 degrees 44 minutes 15 seconds East, at 326.25 feet passing the East line of said called 52.00 acre tract and the West line of said called 13.57 acre tract, continuing in all a distance of 642.29 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within the limits of Van Zandt County Road No. 4915 and being in the West line of a called 131.00 acre tract to Haldrop Legacy, LLC, a Texas Limited Liability Company;

THENCE South 11 degrees 25 minutes 05 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 200.91 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 04 degrees 36 minutes 23 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 174.21 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 03 degrees 04 minutes 21 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 174.26 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 00 degrees 27 minutes 10 seconds East, continuing along said county road and West line of said called 131.00 acre tract, a distance of 329.67 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 02 degrees 51 minutes 03 seconds East, continuing along said county road and West line of said called 131.00 acre tract, a distance of 195.94 feet to a 50D nail found within said county road and the Southeast corner of said called 13.57 acre tract and the Northeast corner of the remainder of a called 74.95 acre tract to Alex R. Marshall and wife, Robin A. Marshall as recorded in Volume 1504, Page 478, (R.R.V.Z.C.T.), for the Southeast corner of the herein described tract;

THENCE South 06 degrees 16 minutes 55 seconds West, departing said county road and along said common line, a distance of 438.70 feet to a cross-tie fence corner post, being the Southwest corner of said called 13.57 acre tract and the Southwest corner of said called 52.00 acre tract;

THENCE South 58 degrees 37 minutes 16 seconds West, continuing along the South line of said called 52.00 acre tract and the North line of the remainder of said called 74.95 acre tract and generally along a fence, a distance of 1566.79 feet to a 50D nail found for corner, being the Southwest corner of said called 52.00 acre tract, the Northwest corner of said called 74.95 acre tract and being in the East line of a called 195.51 acre tract known as Tract Three to Hershel L. Land, Jr. and wife, Patricia J. Land as recorded in Document No. 2007-047064, (R.R.V.Z.C.T.), being in or near the West line of said Chirino Survey and the East line of the C. F. Klein Survey, Abstract No. 460;

THENCE North 02 degrees 05 minutes 03 seconds West, along the West line of said called 52.00 acre tract and said Chirino Survey and the East line of said called 195.51 acre tract and generally along a fence, a distance of 1445.75 feet to a 5 inch cedar fence post found at the Northeast corner of said called 195.51 acre tract, the Northwest corner of said called 52.00 acre tract and being in the South line of a called 13.30 acre tract to Clarence Walker, Jr., and wife, Linda Kay Walker as recorded in Volume 1802, Page 886, (R.R.V.Z.C.T.) for the Northwest corner of the herein described tract and being in or near the North line of said Chirino Survey,

THENCE North 87 degrees 44 minutes 13 seconds East, along the North line of said Chirino Survey and of said called 52.00 acre tract, at 85.75 feet passing the Southeast corner of said called 13.30 acre Walker tract, the Southwest corner of a called 13.30 acre tract to C. E. Mizzles as recorded in Volume 1060, Page 001, (R.R.V.Z.C.T.), at 712.17 feet passing the Southeast corner of said called 13.30 acre Mizzles tract and the Southwest corner of said called 12.707 acre Mizzles tract, continuing in all a distance of 1272.30 feet to the POINT OF BEGINNING and containing 2,613,597 square feet or 60.00 acres of land, of which 0.698 acres lies within the limits of Van Zandt County Road 4915

TO: Caroline M. Woodring

I, John B. Fincher, Registered Professional Land Surveyor No. 1708, do hereby state that the survey map hereby depicts and describes the results of an actual on the ground survey made on the 26th day of August, 2016 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

John B. Fincher, R.P.L.S.  
Texas Registration No. 1708  
Date: September 01, 2016  
Bison Creek Land Services, LLC.  
244-43 IH 20  
Hills Point, Texas 75169  
Phone (903) 873-3600  
Fax (903) 873-3605

**SURVEY NOTES:**

1) Except as shown there are no visible protrusions.

2) Basis of Bearing NAD 83 Texas North Central Zone.

3) This Survey was prepared without the benefit of a current Title Commitment. There may be additional covenants, restrictions and/or other matters of record affecting the subject property that a current Title Commitment might disclose.

**BISON CREEK LAND SERVICES, LLC**  
WWW.BISONCREEK.COM  
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**BOUNDARY SURVEY**  
BEING A 60.00 ACRE TRACT OF LAND SITUATED IN THE M.C. CHIRINO SURVEY, ABSTRACT NO. 128 VAN ZANDT COUNTY, TEXAS

PARTS OF TRACT ONE & TRACT THREE DOCUMENT NO. 2004-010609 R.R.V.Z.C.T.

CAROLINE M. WOODRING  
P.O. BOX 273  
FLINT, TEXAS 75762

SCALE: 1" = 100'  
DATE: 09/01/16  
DRAWN BY: JBF  
CHECKED BY: JBF  
PROJECT NO.: 16-0044

SHEET  
**1**  
OF 1