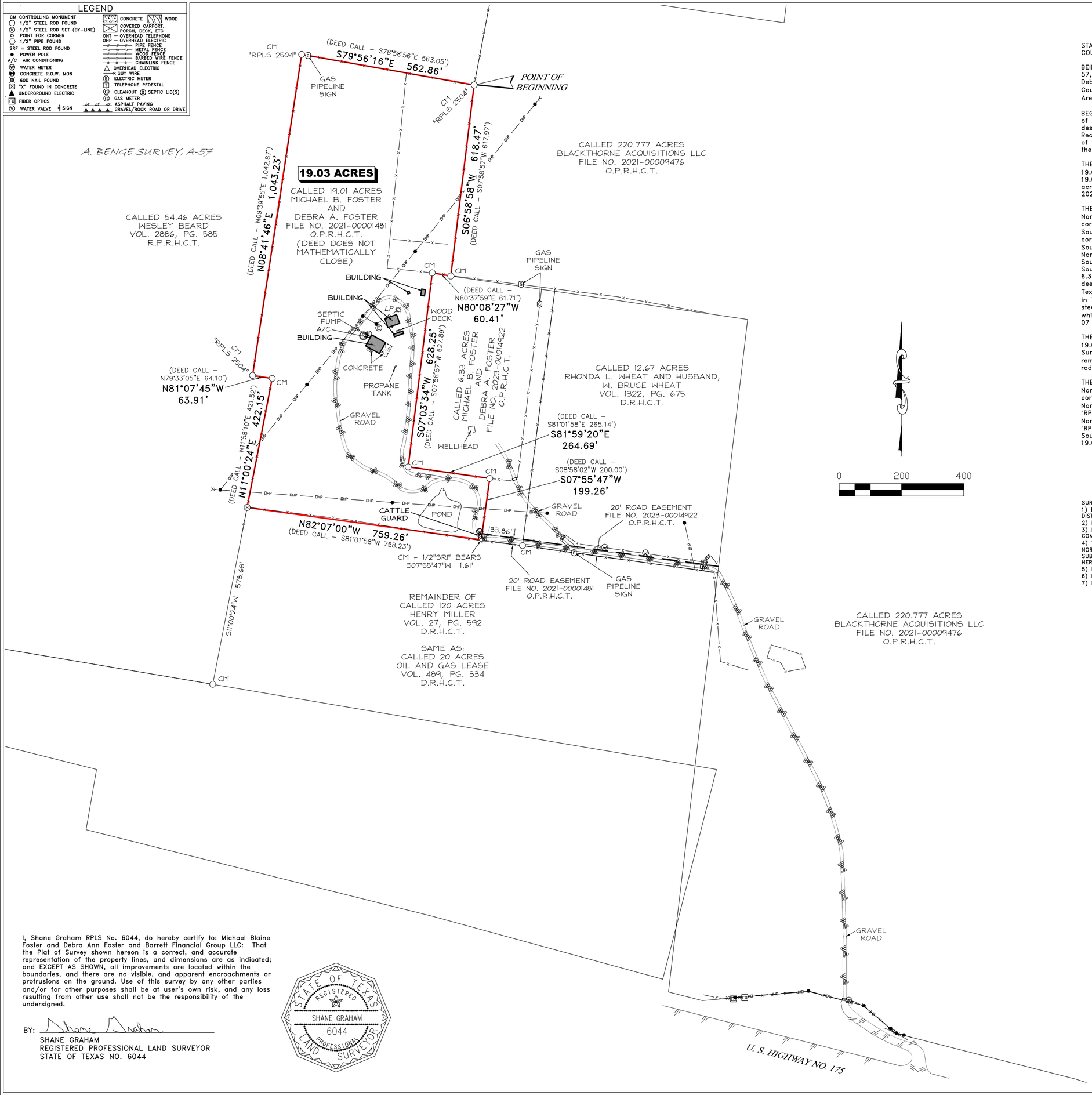


DESCRIPTION

STATE OF TEXAS
COUNTY OF HENDERSON

BEING all of that tract of land in Henderson County, Texas, out of the A. Benge Survey, Abstract No. 57, and being all of that called 19.01 acres of land described in a deed to Michael B. Foster and Debra A. Foster as recorded in File No. 2021-00001481 of the Official Public Records of Henderson County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being further described as follows:

BEGINNING at a 1/2 inch steel rod found capped "RPLS 2504" at the most Northerly Northeast corner of said 19.01 acres, at the most Northerly Southeast corner of that called 54.46 acres of land described in a deed to Wesley Beard as recorded in Volume 2886, Page 585 of the Real Property Records of Henderson County, Texas and at an angle point in a West line of that called 220.777 acres of land described in a deed to Blackthorne Acquisitions LLC as recorded in File No. 2021-00009476 of the Official Public Records of Henderson County, Texas;

THENCE South 06 degrees 58 minutes 58 seconds West, 618.47 feet along the common line of said 19.01 acres and said 220.777 acres to a 1/2 inch steel rod found at a Southeast corner of said 19.01 acres, at a Southwest corner of said 220.777 acres and in the North line of that called 6.33 acres of land described in a deed to Michael B. Foster and Debra A. Foster as recorded in File No. 2023-00014922 of the Official Public Records of Henderson County, Texas;

THENCE along the common line of said 19.01 acres and said 6.33 acres as follows:
North 80 degrees 08 minutes 27 seconds West, 60.41 feet to a 1/2 inch steel rod found at an ell corner of said 19.01 acres and at the Northwest corner of said 6.33 acres;
South 07 degrees 03 minutes 34 seconds West, 628.25 feet to a 1/2 inch steel rod found at an ell corner of said 19.01 acres and at a Southwest corner of said 6.33 acres;
South 81 degrees 59 minutes 20 seconds East, 264.69 feet to a 1/2 inch steel rod found at a Northeast corner of said 19.01 acres and at an ell corner of said 6.33 acres;
South 07 degrees 55 minutes 47 seconds West, 199.26 feet to a point for corner at the most Southerly Southeast corner of said 19.01 acres and at the most Southerly Southwest corner of said 6.33 acres and in the North line of the remainder of that called 120 acres of land described in a deed to Henry Miller as recorded in Volume 27, Page 592 of the Deed Records of Henderson County, Texas (same appears to be that called 20 acres of land described in an Oil and Gas Lease recorded in Volume 489, Page 334 of the Deed Records of Henderson County, Texas), from which a 1/2 inch steel rod found bears South 07 degrees 55 minutes 47 seconds West, 1.61 feet for witness and from which a 1/2 inch steel rod found at the Southeast corner of said 6.33 acres bears South 82 degrees 07 minutes 00 seconds East, 133.86 feet for witness;

THENCE North 82 degrees 07 minutes 00 seconds West, 759.26 feet along the common line of said 19.01 acres and the remainder of said 120 acres to a 1/2 inch steel rod set capped "By-Line Surveying" at the most Southerly Southwest corner of said 19.01 acres, at the Northwest corner of the remainder of said 120 acres and in an East line of said 54.46 acres, from which a 1/2 inch steel rod found bears South 11 degrees 00 minutes 24 seconds West, 578.68 feet for witness;

THENCE along the common line of said 19.01 acres and said 54.46 acres as follows:
North 11 degrees 00 minutes 24 seconds East, 422.15 feet to a 1/2 inch steel rod found at an ell corner of said 19.01 acres and at a Northeast corner of said 54.46 acres;
North 81 degrees 07 minutes 45 seconds West, 63.91 feet to a 1/2 inch steel rod found capped "RPLS 2504" at a Southwest corner of said 19.01 acres and at an ell corner of said 54.46 acres;
North 08 degrees 41 minutes 46 seconds East, 1,043.23 feet to a 1/2 inch steel rod found capped "RPLS 2504" at the Northwest corner of said 19.01 acres and at an ell corner of said 54.46 acres;
South 79 degrees 56 minutes 16 seconds East, 562.86 feet to the POINT OF BEGINNING, containing 19.03 acres of land.

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ADDRESSED HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED TO ME BY TITLE COMPANY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION.
7) FIELD WORK COMPLETED ON 05/03/2024.

Old Republic National Title Insurance Company
Effective Date: April 30, 2024
Issued Date: May 8, 2024
G.F. NO.: 5150021914

10g. 20' Road easement recorded in File No. 2021-00001481 O.P.R.H.C.T. – 20' Road easement shown hereon.

10h. 20 Road easement recorded in File No. 2023-00014922 O.P.R.H.C.T. – 20' Road easement shown hereon.

I, Shane Graham RPLS No. 6044, do hereby certify to: Michael Blaine Foster and Debra Ann Foster and Barrett Financial Group LLC: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: _____
SHANE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6044

STATE OF TEXAS
REGISTERED
SHANE GRAHAM
6044
PROFESSIONAL
LAND SURVEYOR

APPROVED BY:

_____
_____
_____
_____

Texas 811
Know what's below.
Call before you dig.

19.03 ACRES A. BENGE SURVEY, A-57	
DATE:	05/08/2024
SCALE:	1" = 200'
JOB NO.:	2024-577
CLIENT:	REPUBLIC TITLE
TECHNICIAN:	SG

BY-LINE
SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

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