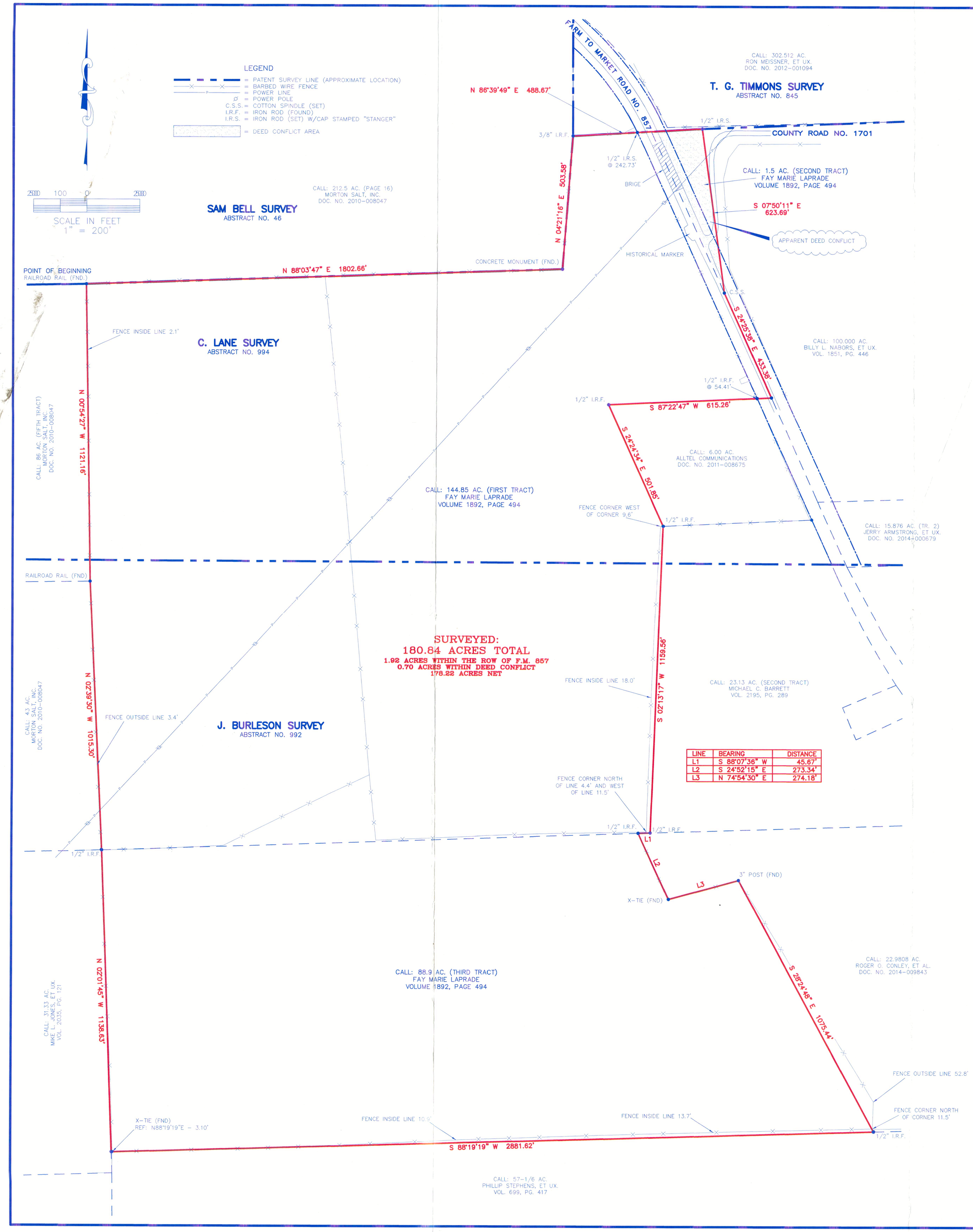

LINE	BEARING	DISTANCE
L1	S 88°07'36" W	45.67'
L2	S 24°52'15" E	273.34'
L3	N 74°54'30" E	274.18'

METES AND BOUNDS DESCRIPTION FOR 6.83 ACRES OF LAND

BEING A **180.84 ACRE** TRACT OF LAND SITUATED IN THE **C. LANE SURVEY, ABSTRACT NO. 994 & J. BURLESON SURVEY, ABSTRACT NO. 992, VAN ZANDT COUNTY, TEXAS**, BEING PART OF A CALLED 144.85 ACRES (FIRST TRACT), ALL OF A CALLED 1.5 ACRES (SECOND TRACT), AND PART OF A CALLED 88.9 ACRES (THIRD TRACT) TO FAY MARIE LAPRADE RECORDED IN VOLUME 1892, PAGE 494 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 180.84 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD RAIL (FOUND) FOR THE WESTERNMOST NORTHWEST CORNER OF THESE 180.84 ACRES. SAID CORNER ALSO BEING THE WESTERNMOST NORTHWEST CORNER OF THE ABOVE REFERENCED 144.85 ACRES (FIRST TRACT), BEING THE NORTHEAST CORNER OF A CALLED 86 ACRES (FIFTH TRACT), AND ON THE SOUTH LINE OF A CALLED 212.5 ACRES, BOTH TO MORTON SALT, INC. RECORDED IN DOCUMENT NO. 2010-008047 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: NORTH 88 DEG. 03 MIN. 47 SEC. EAST, ALONG THE COMMON WESTERNMOST NORTH LINE OF THE 144.85 ACRES (FIRST TRACT) AND THE SOUTH LINE OF THE ABOVE REFERENCED 212.5 ACRES, A DISTANCE OF 1802.66 FEET TO A CONCRETE MONUMENT (FOUND) FOR AN INSIDE ELL CORNER IN THE NORTH LINE OF THESE 180.84 ACRES. SAID CORNER ALSO BEING AN INSIDE ELL CORNER IN THE NORTH LINE OF THE 144.85 ACRES (FIRST TRACT) AND BEING THE SOUTHEAST CORNER OF THE 212.5 ACRES;

THENCE: NORTH 04 DEG. 21 MIN. 16 SEC. EAST, ALONG THE COMMON NORTHERNMOST WEST LINE OF THE 144.85 ACRES (FIRST TRACT) AND THE EAST LINE OF THE 212.5 ACRES, A DISTANCE OF 503.58 FEET TO A 3/8 INCH IRON ROD (FOUND) FOR THE EASTERNMOST NORTHWEST CORNER OF THESE 180.84 ACRES AND BEING THE EASTERNMOST NORTHWEST CORNER OF THE 144.85 ACRES (FIRST TRACT);

THENCE: NORTH 86 DEG. 39 MIN. 49 SEC. EAST, ALONG THE EASTERNMOST NORTH LINE OF THE 144.85 ACRES (FIRST TRACT) AND ALONG THE NORTH LINE OF THE ABOVE REFERENCED 1.5 ACRES (SECOND TRACT), PASSING A 1/2 INCH IRON ROD (SET) FOR REFERENCE AT A DISTANCE OF 242.73 FEET, CROSSING OVER FARM TO MARKET ROAD NO. 857, AND CONTINUING IN ALL A TOTAL DISTANCE OF 488.67 FEET TO A 1/2 INCH IRON ROD (SET) FOR THE NORTHERNMOST NORTHEAST CORNER OF THESE 180.84 ACRES. SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE 1.5 ACRES (SECOND TRACT), BEING ON THE SOUTH LINE OF A CALLED 302.512 ACRES TO RON MEISSNER, ET UX. RECORDED IN DOCUMENT NO. 2012-001194 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING WITHIN THE WEST RIGHT OF WAY OF VAN ZANDT COUNTY ROAD NO. 1701;

THENCE: SOUTH 07 DEG. 50 MIN. 11 SEC. EAST, ALONG THE EAST LINE OF THE 1.5 ACRES (SECOND TRACT), A DISTANCE OF 623.69 FEET TO A COTTON SPINDLE (SET) FOR AN ANGLE BREAK IN THE EAST LINE OF THESE 180.84 ACRES. SAID CORNER ALSO BEING THE SOUTH CORNER OF THE 1.5 ACRES (SECOND TRACT), BEING ON THE EAST LINE OF THE 144.85 ACRES (FIRST TRACT), AND BEING GENERALLY IN THE CENTER OF FARM TO MARKET ROAD NO. 857;

THENCE: SOUTH 24 DEG. 25 MIN. 38 SEC. EAST, ALONG THE EAST LINE OF THE 144.85 ACRES (FIRST TRACT) AND GENERALLY ALONG THE CENTER OF FARM TO MARKET ROAD NO. 857, A DISTANCE OF 433.38 FEET TO A POINT FOR CORNER FOR THE NORTHERNMOST SOUTHEAST CORNER OF THESE 180.84 ACRES;

THENCE: SOUTH 87 DEG. 22 MIN. 47 SEC. WEST, OVER AND ACROSS THE 144.85 ACRES (FIRST TRACT) AND ALONG THE NORTH LINE OF A CALLED 6.00 ACRES TO ALLTEL COMMUNICATION RECORDED IN DOCUMENT NO. 2011-008675 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, PASSING A 1/2 INCH IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED 6.00 ACRES AT A DISTANCE OF 54.41, AND CONTINUING IN ALL A TOTAL DISTANCE OF 615.26 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN INSIDE ELL CORNER IN THE EAST LINE OF THESE 180.84 ACRES AND BEING THE NORTHWEST CORNER OF THE 6.00 ACRES;

THENCE: SOUTH 24 DEG. 24 MIN. 34 SEC. EAST, ALONG THE WEST LINE OF THE 6.00 ACRES, A DISTANCE OF 501.85 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE EAST LINE OF THESE 180.84 ACRES. SAID ANGLE BREAK ALSO BEING THE SOUTHWEST CORNER OF THE 6.00 ACRES AND BEING THE NORTHWEST CORNER OF A CALLED 23.13 ACRES (SECOND TRACT) TO MICHAEL C. BARRETT RECORDED IN VOLUME 2195, PAGE 289 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 02 DEG. 13 MIN. 17 SEC. WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED 23.13 ACRES (SECOND TRACT), A DISTANCE OF 1159.56 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE MIDDLE SOUTHEAST CORNER OF THESE 180.84 ACRES. SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE 23.13 ACRES (SECOND TRACT), BEING ON THE NORTH LINE OF A CALLED 22.9808 ACRES TO ROGER O. CONLEY, ET AL RECORDED IN DOCUMENT NO. 2014-009843 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, BEING ON THE SOUTH LINE OF THE 144.85 ACRES (FIRST TRACT), AND BEING ON THE NORTH LINE OF THE ABOVE REFERENCED 88.9 ACRES (THIRD TRACT);

THENCE: SOUTH 88 DEG. 07 MIN. 36 SEC. WEST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED 22.9808 ACRES, A DISTANCE OF 45.67 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN INSIDE ELL CORNER IN THE EAST LINE OF THESE 180.84 ACRES AND BEING THE NORTHWEST CORNER OF THE 22.9808 ACRES;

THENCE: SOUTH 24 DEG. 52 MIN. 15 SEC. EAST, ALONG THE NORTHERNMOST WEST LINE OF THE 22.9808 ACRES, A DISTANCE OF 273.34 FEET TO A CROSS TIE FENCE CORNER (FOUND) FOR AN INSIDE ELL CORNER IN THE EAST LINE OF THESE 180.84 ACRES AND BEING THE NORTHERNMOST SOUTHWEST CORNER OF THE 22.9808 ACRES;

THENCE: NORTH 74 DEG. 54 MIN. 30 SEC. EAST, ALONG THE NORTHERNMOST SOUTH LINE OF THE 22.9808 ACRES, A DISTANCE OF 274.18 FEET TO A 3 INCH FENCE CORNER POST (FOUND) FOR THE SOUTHERNMOST NORTHEAST CORNER OF THESE 180.84 ACRES AND BEING AN INSIDE ELL CORNER IN THE WEST LINE OF THE 22.9808 ACRES;

THENCE: SOUTH 28 DEG. 24 MIN. 48 SEC. EAST, ALONG THE SOUTHERNMOST WEST LINE OF THE 22.9808 ACRES, A DISTANCE OF 1075.44 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THESE 180.84 ACRES. SAID CORNER ALSO BEING THE SOUTHERNMOST SOUTHWEST CORNER OF THE 22.9808 ACRES, BEING ON THE SOUTH LINE OF THE 88.9 ACRES (THIRD TRACT), AND BEING ON THE NORTH LINE OF A CALLED 57-1/6 ACRES TO PHILLIP STEPHENS, ET UX. RECORDED IN VOLUME 699, PAGE 417 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 88 DEG. 19 MIN. 19 SEC. WEST, ALONG THE COMMON SOUTH LINE OF THE 88.9 ACRES (THIRD TRACT) AND THE NORTH LINE OF THE ABOVE REFERENCED 57-1/6 ACRES, A DISTANCE OF 2881.62 FEET TO A POINT FOR CORNER FOR THE SOUTHWEST CORNER OF THESE 180.84 ACRES. SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE 88.9 ACRES (THIRD TRACT), BEING THE NORTHWEST CORNER OF THE 57-1/6 ACRES, AND BEING ON THE EAST LINE OF A CALLED 31.33 ACRES TO MIKE L. JONES, ET UX. RECORDED IN VOLUME 2035, PAGE 121 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. FROM SAID CORNER, A CROSS TIE FENCE CORNER POST (FOUND) FOR REFERENCE BEARS NORTH 88 DEG. 19 MIN. 19 SEC. EAST, AT A DISTANCE OF 3.10 FEET;

THENCE: NORTH 02 DEG. 01 MIN. 45 SEC. WEST, ALONG THE COMMON WEST LINE OF THE 88.9 ACRES (THIRD TRACT) AND THE EAST LINE OF THE ABOVE REFERENCED 31.33 ACRES, A DISTANCE OF 1138.63 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE SOUTHERNMOST WEST LINE OF THESE 180.84 ACRES. SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE 31.33 ACRES, BEING THE NORTHWEST CORNER OF THE 88.9 ACRES (THIRD TRACT), BEING THE SOUTHWEST CORNER OF THE 144.85 ACRES (FIRST TRACT), AND BEING THE SOUTHEAST CORNER OF A CALLED 43 ACRES TO MORTON SALT, INC. RECORDED IN DOCUMENT NO. 2010-006047 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: NORTH 02 DEG. 39 MIN. 30 SEC. WEST, ALONG THE COMMON SOUTHERNMOST WEST LINE OF THE 144.85 ACRES (FIRST TRACT) AND THE EAST LINE OF THE ABOVE REFERENCED 43 ACRES, A DISTANCE OF 1015.30 FEET TO A RAILROAD RAIL (FOUND) FOR AN ANGLE BREAK IN THE SOUTHERNMOST WEST LINE OF THESE 180.84 ACRES. SAID ANGLE BREAK ALSO BEING THE NORTHEAST CORNER OF THE 43 ACRES AND THE SOUTHEAST CORNER OF THE ABOVE REFERENCED 86 ACRES (FIFTH TRACT);

THENCE: NORTH 00 DEG. 54 MIN. 27 SEC. WEST, ALONG THE COMMON SOUTHERNMOST WEST LINE OF THE 144.85 ACRES (FIRST TRACT) AND THE EAST LINE OF THE 86 ACRES (FIFTH TRACT), A DISTANCE OF 1121.16 FEET BACK TO THE **POINT OF BEGINNING** AND CONTAINING A 180.84 ACRE TRACT OF LAND.

BEARINGS ARE GROUND AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS96) REFERENCED TO THE TRIMBLE TEXAS RTK COOPERATIVE NETWORK VRS3 NET ADVANCED. COMBINED SCALE FACTOR 1.00012.

I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2015. GIVEN UNDER BY HAND & SEAL, THIS THE 31ST DAY OF MARCH, 2015.

BY: _____
JEFF D. DOUGLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5757
PLAT VOID IF NOT SIGNED IN RED.

STATE OF TEXAS REGISTERED JEFF D. DOUGLAS 5757 PROFESSIONAL LAND SURVEYOR

REVISIONS	DATE

PROJECT NO.	C150054
DRAWN BY	J.D.D.
APPROVED BY	J.D.D.
DATE	03/31/15

180.84 ACRES
OUT OF THE
C. LANE SURVEY, ABSTRACT NO. 994, J. BURLESON SURVEY, ABSTRACT NO. 992
VAN ZANDT COUNTY, TEXAS

STANGER
SURVEYING CANTON LLC
581 South Trade Days Blvd.
Canton, Texas 75103
(903) 567-5680