

**SSC**

**STANGER SURVEYING CANTON LLC**

581 S. TRADE DAYS BLVD.  
CANTON, TEXAS 75103

PH: 903-567-5680

FAX: 903-567-6861

**WALTER SCOTT SURVEY, ABSTRACT NO. 791  
VAN ZANDT COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION FOR 24.00 ACRES OF LAND**

**BEING** 24.00 acres of land situated in the Walter Scott Survey, Abstract No. 791, Van Zandt County, Texas, and being a part of that certain called 42.0 acre tract described in a Special Warranty Deed, dated December 17, 2010, from Agate partners, L.P. to Porter Investment Partnership, L.P., recorded in Document No. 2010-010097 of the Real Records of Van Zandt County, Texas. Said 24.00 acres of land being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod (found) for corner at the North corner of the above referenced 42.0 acre tract, at an interior Ell corner of that certain called 77.132 acre tract (Tract 1) described in a Warranty Deed from Bruce R. Miller and wife, Sylvia K. Miller to Richwood Nursery, Ltd., recorded in Volume 1658, Page 232 of the Real Records of Van Zandt County, Texas, and being located in the recognized Northwest line of the Walter Scott Survey, Abstract No. 791;

**THENCE:** South 47 deg. 01 min. 43 sec. East, with the Northeast line of said 42.0 acre tract and with the most Easterly Southwest line of said 77.132 acre tract, a distance of 1440.48 feet to a 1/2 inch iron rod (set) for corner in the Northwest right-of-way line of State Highway No. 19 (a 120' right-of-way per Vol. 389, Pg. 37, D.R.V.Z.C.T.);

**THENCE:** South 38 deg. 46 min. 15 sec. West, with the Northwest right-of-way line of State Highway No. 19, a distance of 719.06 feet to a 1/2 inch iron rod (set) for corner in the Southwest line of said 42.0 acre tract;

**THENCE:** North 46 deg. 31 min. 52 sec. West, with the Southwest line of said 42.0 acre tract, a distance of 1502.80 feet to a 1/2 inch iron rod (set) for corner at the West corner of same, in the most Westerly Southeast line of the above mentioned 77.132

acre tract, and being located in the recognized Northwest line of the Walter Scott Survey, Abstract No. 791;

**THENCE:** North 43 deg. 45 min. 09 sec. East, with the Northeast line of said 42.0 acre tract, with the most Westerly Southeast line of said 77.132 acre tract, and with the recognized Northwest line of the Walter Scott Survey, a distance of 704.14 feet back to the **PLACE OF BEGINNING** and containing 24.00 acres of land.

I, Mark D. Bryant, Sr., Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my direction and supervision during the months of January and February, 2011.

Reference made to Plat of Survey prepared even date (C110011).

A red plastic cap stamped "Stanger" was placed on the above described 1/2 inch iron rods (set).

Bearing are "**GRID**" and based on the Texas State Plane Coordinate System, North Central Zone (NAD 83) as derived from GPS observations referenced to the Texas RTK Cooperative Network using a Trimble 5800 RTK Rover. Mapping Angle = +01°27'55".

GIVEN UNDER MY HAND AND SEAL, this the 18th day of February, 2011.

*Mark D. Bryant, Sr.*

Mark D. Bryant, Sr.,  
Registered Professional Land Surveyor  
State of Texas No. 4360

Job No.: C110011

Survey Completed: 02-18-2011



**SSC**

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**WALTER SCOTT SURVEY, ABSTRACT NO. 791  
VAN ZANDT COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION FOR 18.04 ACRES OF LAND**

**BEING** 18.04 acres of land situated in the Walter Scott Survey, Abstract No. 791, Van Zandt County, Texas, and being a part of that certain called 42.0 acre tract described in a Special Warranty Deed, dated December 17, 2010, from Agate partners, L.P. to Porter Investment Partnership, L.P., recorded in Document No. 2010-010097 of the Real Records of Van Zandt County, Texas. Said 18.04 acres of land being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod (found) for corner at the East corner of the above referenced 42.0 acre tract, at the South corner of that certain called 21.398 acre tract (Tract 2) described in a Warranty Deed from Bruce R. Miller and wife, Sylvia K. Miller to Richwood Nursery, Ltd., recorded in Volume 1658, Page 232 of the Real Records of Van Zandt County, Texas, being located in the recognized Southeast line of the Walter Scott Survey, Abstract No. 791, and being located within the existing right-of-way of County Road No. 1903, from which a 1/2 inch iron rod (found) and used for reference bears North 47 deg. 01 min. 43 sec. West, a distance of 35.00 feet;

**THENCE:** South 43 deg. 35 min. 13 sec. West, with the Southeast line of said 42.0 acre tract, with the recognized Southeast line of the Walter Scott Survey, and within the existing right-of-way of County Road No. 1903, a distance of 727.39 feet to a point for corner at the South corner of said 42.0 acre tract, from which a 1/2 inch iron rod (set) for reference bears North 46 deg. 31 min. 52 sec. West, a distance of 28.88 feet;

**THENCE:** North 46 deg. 31 min. 52 sec. West, with the Southwest line of said 42.0 acre tract, a distance of 1056.85 feet to a 1/2 inch iron rod (set) for corner in the Southeast right-of-way line of State Highway No. 19 (a 120' right-of-way, per Vol. 389, Pg. 37, D.R.V.Z.C.T.);

**THENCE:** North 38 deg. 46 min. 15 sec. East, with the Southeast right-of-way line of State Highway No. 19, a distance of 720.10 feet to a 1/2 inch iron rod (set) for corner in the Northeast line of 42.0 acre tract and being located at the West corner of the above mentioned 21.398 acre tract;

**THENCE:** South 47 deg. 01 min. 43 sec. East, with the Northeast line of said 42.0 acre tract and with the Southwest line of said 21.398 acre tract, a distance of 1117.37 feet back to the **PLACE OF BEGINNING** and containing 18.04 acres of land.

I, Mark D. Bryant, Sr., Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my direction and supervision during the months of January and February, 2011.

Reference made to Plat of Survey prepared even date (C110011).

A red plastic cap stamped "Stanger" was placed on the above described 1/2 inch iron rods (set).

Bearing are "**GRID**" and based on the Texas State Plane Coordinate System, North Central Zone (NAD 83) as derived from GPS observations referenced to the Texas RTK Cooperative Network using a Trimble 5800 RTK Rover. Mapping Angle = +01°27'55".

GIVEN UNDER MY HAND AND SEAL, this the 18th day of February, 2011.



Mark D. Bryant, Sr.,  
Registered Professional Land Surveyor  
State of Texas No. 4360



Job No.: C110011

Survey Completed: 02-18-2011

**SS SURVEY**  
NO. 302

AC. (TRACT 1)  
NURSERY, LTD.  
38, PG. 232

ACT: N 43°45'09" E 704.14'  
(CALL: N 45° E 755.56')

1/2" I.R.S.  
FENCE SOUTHEAST - 3.5'

1/2" I.R.F.

PLACE OF BEGINNING  
(24.00 ACRES)

**WALTER SCOTT SURVEY**  
ABSTRACT NO. 791

**SURVEYED:  
24.00 ACRES**

N 48°31'32" W 1502.80'

S 47°01'45" E 719.06'

AGATE PARTNERS L.P. TO  
CALL: 12-17-2010

S 38°46'15" W 719.06'

10' TO FENCE  
1/2" I.R.S.

1/2" I.R.S.

SOUTHWESTERN BELL  
7.6' TO FENCE  
15' WIDE GRAV  
VOL. 58

S 38°46'15" E 720.10'

F. M. HIGHWAY NO. 859

OF OLD FENCE (MOSTLY DOWN)

S 47°01'45" E 720.10'  
420'



**SURVEYED:  
18.04 ACRES**

STATE HIGHWAY NO. 19 (120')  
VOL. 389, PG. 37  
CALL: 4.02 AC.

42.0 ACRES  
PORTER INVESTMENT PARTNERSHIP, L.P.  
DOC. #2010-010097

COUNTY ROAD NO. 1927  
CALL: 38.3 AC. (SECOND TRAC  
NEALY BERRY  
VOL. 429, PG. 218

PLACE OF BEGINNING  
(18.04 ACRES)

CALL: 21.398 AC. (TRACT 2)  
RICHWOOD NURSERY, LTD.  
05-14-2001 - 1658/234

DOC. #2008-006748

CALL:  
12-17-2010  
KANE PARTNERS, L.P. TO

15' WIDE CHANNEL EASEMENT  
VOL. 389, PG. 37

1/2" I.R.S. (REF.)  
(28.88')

1/2" I.R.F. (REF.)  
(35.00')

(CALL: S 45°35'13" W 755.56')  
ACT: S 45°35'13" W 727.39'

S 47°01'43" E 1117.37'

N 46°31'52" W 1056.85'

N 38°46'15" E 720.10'  
S 38°46'15" W 719.05'

1/2" I.R.F. (SSC)

1/2" I.R.S.

1/2" I.R.S.

1/2" I.R.S.

POWER LINE

BILLY PAT PORTER JONES, ET AL

OLD FENCE

2.0 ACRES

1302.80'

1903