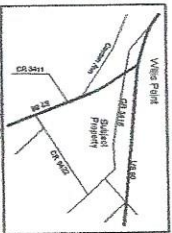


Line	Bearing	Distance
1	N89°05'57\"W	60.71'
2	N2°42'27\"E	231.31'
3	N82°33'43\"E	78.88'
4	N72°20'58\"W	60.20'
5	N82°33'43\"E	69.24'
6	N30°00'00\"W	30.00'
7	S83°05'31\"W	182.87'
8	N83°05'31\"W	182.87'
9	N44°23'25\"W	210.75'

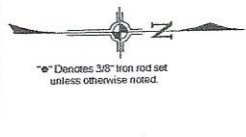


Prepared for:  
 Runaway Ranches Ltd.  
 (Kerrish Lane)  
 P. O. Box 425  
 Terrell, TX 75160

**JAMES HAMILTON SURVEY, ABSTRACT NO. 405**  
**VAN ZANDT COUNTY, TEXAS**  
 (Date: May 9, 2019)

**FINAL PLAT**  
**EWALT RANCH**

NOTE: THE PROPERTY SHOWN HEREON IS NOT  
 TO BE CONSIDERED AS A WARRANTY OF TITLE  
 BY THE INSURANCE RATE LAW COMMITTEE  
 OF THE STATE OF TEXAS. THE PROPERTY IS  
 BEING OFFERED BY THE PROPERTY MANAGEMENT AGENCY  
 EFFECTIVE DATE: DEC. 11, 2010.



U. S. Highway No. 80

Curve	Data	Radius	Arc	Tangent	Chord	Chord Bearing
1	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
2	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
3	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
4	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
5	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
6	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
7	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
8	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
9	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
10	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
11	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
12	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
13	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
14	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
15	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
16	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
17	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
18	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
19	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
20	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
21	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
22	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
23	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
24	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
25	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
26	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
27	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
28	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
29	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
30	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
31	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
32	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
33	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
34	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
35	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
36	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
37	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
38	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
39	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
40	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
41	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
42	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
43	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
44	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E
45	115.00'	115.00'	115.00'	61.81'	66.37'	S81°10'48\"E

**Survey Services**  
 208 N. Washington St.  
 P.O. Box 10003100

STATE OF TEXAS  
COUNTY OF VAN ZANDT

All that certain lot, tract or parcel of land, part of the James Hamilton Survey, Abstract No. 405, Van Zandt County, Texas, all of that certain called 112,741 acre tract conveyed to Runaway Ranches, LTD. by Audrey Ewell on October 31, 2017, recorded in Document No. 2017-009693 of the Deed Records of Van Zandt County, Texas and being more completely described as follows, to-wit:

**BEGINNING** at a 3/8" iron rod set at the Northwest corner of the above mentioned 112,741 acre tract, in the Southeast line of the Split Run 2 1/2" pipe tract, recorded in Vol. 401, page 466 of the Deed Records of Van Zandt County, Texas in favor of the above mentioned James Hamilton Survey, Abstract No. 405 and being in the South Right of Way line of U. S. Highway No. 80;

**THENCE S 82 deg. 52 min. 09 sec. E.** with the South Right of Way line of U. S. Highway No. 80, a distance of 189.64 ft. to a 3/8" iron rod set for corner;

**THENCE S 74 deg. 34 min. 08 sec. E.** continuing with said Right of Way line, a distance of 138.56 ft. to a 3/8" iron rod set at the P.C. of a curve to the left, the radius point of which bears N 7 deg. 07 min. 51 sec. E-1528.33 ft.

**THENCE** continuing with said Right of Way line and with said curve to the left, the angle of which is 2 deg. 48 min. 00 sec. the radius is 1529.33 ft. and the tangent is 281.77 ft., a distance of 553.43 ft. to a 3/8" iron rod set for corner.

**THENCE S 85 deg. 40 min. 08 sec. E.** continuing with the South Right of Way line of U. S. Highway No. 80, a distance of 2397.89 ft. to a 1/2" iron rod found at the intersection of same with the Northwest line of County Road No. 3423 and being at the Northwest corner of Villa Estates Addition, recorded in Glide 1168 of the Plat Records of Van Zandt County, Texas.

**THENCE S 45 deg. 32 min. 25 sec. W.** with the Northwest line of County Road No. 3423 and continuing with same, a total distance of 859.86 ft. to a 80' nail found for corner.

**THENCE S 45 deg. 22 min. 52 sec. W.** continuing with County Road No. 3423, a distance of 629.43 ft. to a 3/8" iron rod set near the intersection of said County Road No. 3423 and County Road No. 3415.

**THENCE N 45 deg. 06 min. 58 sec. W.** with the centerline of County Road No. 3415, a distance of 297.36 ft. to a point at the North corner of Lot No. 1 of Southpoint Ranch, recorded in Glide 3069 of the Plat Records of Van Zandt County, Texas, from which a 3/8" iron rod set in the Southwest line of said road bears S 45 deg. 36 min. 35 sec. W-30.00 ft.

**THENCE S 45 deg. 38 min. 35 sec. W.** with the Northwest line of said Lot No. 1, passing the West corner of same, having a total distance of 1591.20 ft. to a 3/8" iron rod found at the West corner of Lot No. 7 and being in the Northeast line of Lot No. 8;

**THENCE N 42 deg. 50 min. 38 sec. W.** with the Northeast line of Lot No. 8, passing the North corner of same, continuing a total distance of 757.37 ft. to a 1 1/2" iron pipe found at the North corner of Lot No. 20;

**THENCE S 43 deg. 49 sec. W.** with the Northwest line of said Lot No. 20, passing the West corner of same, continuing a total distance of 1124.86 ft. to a 3/8" iron rod found at the West corner of Lot No. 21, at the Southeast corner of the Ted J. Deen, Jr. and Jeff M. Deen 20.71 acre tract, recorded in Document No. 2008-001659 of the Deed Records of Van Zandt County, Texas and being in the Northeast Right of Way line of State Highway No. 94.

**THENCE N 7 deg. 23 min. 33 sec. E.** with the East line of said 20.71 acre tract, a distance of 1708.87 ft. to a point at the Northeast corner of same and being in the centerline of County Road No. 3415, from which a 3/8" iron rod set in the South line of said road bears S 7 deg. 23 min. 33 sec. W-520.07 ft.

**THENCE N 79 deg. 38 min. 42 sec. W.** with the centerline of County Road No. 3415, a distance of 227.89 ft. to a 1/2" iron rod found for corner.

**THENCE N 78 deg. 18 min. 18 sec. W.** continuing with the centerline of County Road No. 3415, a distance of 845.76 ft. to a point at the intersection of same with the Northwest line of the above mentioned James Hamilton Survey, a distance of 114.41 ft. from which a 3/8" iron rod set in the North line of said road bears N 46 deg. 22 min. 59 sec. E-36.48 ft.

**THENCE N 46 deg. 22 min. 59 sec. E.** with the Northwest line of said James Hamilton Survey, a distance of 1017.37 ft. to the point of beginning, containing 112,741 acres of land.

I, Greg Sturven, Registered Professional Land Surveyor No. 5244, do hereby certify that this plat was prepared from an actual survey made by me on the ground during the month of April, 2018.

GIVEN UNDER MY HAND AND SEAL  
this 8th day of May, 2018.

*Greg Sturven*  
GREG STURVEN, R.L.S. NO. 5244



STATE OF TEXAS  
COUNTY OF VAN ZANDT

The owner of the land shown on this plat and whose name is subscribed hereon and in person, or through a duly authorized agent, dedicates to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

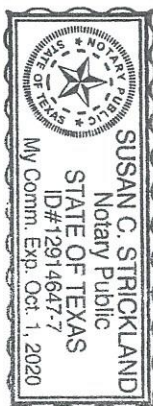
OWNER OR AGENT

STATE OF TEXAS  
COUNTY OF VAN ZANDT

Before me, the undersigned authority, on this day personally appeared Kenneth Lane, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the 24 day of May, 2018.

*Markus Hopkins*  
NOTARY PUBLIC, STATE OF TEXAS



"STATE OF TEXAS  
COUNTY OF VAN ZANDT

I, Don Kitzpatrick, County Judge of Van Zandt County, Texas do hereby certify that the foregoing plat was approved and accepted by the Commissioners Court of said County on this the 11th day of May, 2018, as shown by Order of Records in the minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN VAN ZANDT COUNTY, TEXAS, this the 11 day of May, 2018.

COUNTY JUDGE, VAN ZANDT COUNTY, TEXAS

ATTEST:

*Amelia Deann*  
COUNTY CLERK,  
VAN ZANDT COUNTY, TEXAS

State of Texas County of Van Zandt

Sworn to and subscribed before me this 4 day of May, 2018

*James Hamilton*  
Notary Public

FINAL PLAT

EWALT RANCH

PART OF THE  
JAMES HAMILTON SURVEY, ABSTRACT NO. 405  
VAN ZANDT COUNTY, TEXAS

(Date: May 8, 2018)

