

STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land, part of the Wm. Avant Survey, Abstract No. 30, the James Hamilton Survey, Abstract No. 405 and the Wm. Wills Survey, Abstract No. 955, Van Zandt County, Texas, all of that certain called 104.970 acre tract conveyed to Runaway Ranches, Ltd. on July 24, 2017, recorded in Document No. 2017-006666 of the Deed Records of Van Zandt County, Texas and being more completely described as follows; to-wit:

BEGINNING at a Railroad Spike found at the East corner of the above mentioned 104.970 acre tract and being at the intersection of the centerline of County Road No. 3415 with the centerline of County Road No. 3422.

THENCE S 45 deg. 45 min. 00 sec. W, with the centerline of County Road No. 3422, a distance of 2822.18 ft. to a 1 1/2" Iron pipe found at an ell corner of County Road No. 3417.

THENCE S 51 deg. 54 min. 00 sec. W, with the centerline of County Road No. 3417, a distance of 499.64 ft. to a point at the intersection of same with the Northeast Right of Way line of State Highway No. 64, from which a 3/8" iron rod set for reference bears N 16 deg. 24 min. 50 sec. W-32.29 ft.

THENCE N 16 deg. 24 min. 50 sec. W, with said Right of Way line, a distance of 293.97 ft. to a 3/8" iron rod set at the South corner of the Elgin Berry 0.8420 acre tract, recorded in Vol. 1412 page 698 of the Deed Records of Van Zandt County, Texas.

THENCE N 49 deg. 19 min. 15 sec. E, with the Southeast line of said 0.8420 acre tract, a distance of 388.71 ft. to a 3/8" iron rod set at the East corner of same.

THENCE N 39 deg. 09 min. 31 sec. W, with the Northeast line of said 0.8420 acre tract, a distance of 60.00 ft. to a 3/8" iron rod set at the North corner of same.

THENCE S 63 deg. 37 min. 17 sec. W, with the Northwest line of said 0.8420 acre tract, a distance of 338.37 ft. to a 3/8" iron rod set at the West corner of same, in the Northeast Right of Way line of State Highway No. 64 and being in a curve to the left, the radius point of which bears S 71 deg. 20 min. 11 sec. W-2710.00 ft.

THENCE, with said Right of Way line and with said curve to the left, the angle of which is 13 deg. 35 min. 01 sec., the radius is 2710.00 ft. and the tangent is 322.75 ft., a distance of 642.48 ft. to a 3/8" iron rod set at the P.T. of said curve to the left.

THENCE N 32 deg. 09 min. 13 sec. W, continuing with said Right of Way line, a distance of 778.10 ft. to a 3/8" iron rod set at the P.C. of a curve to the left, the radius point of which bears S 57 deg. 51 min. 38 sec. W-5433.81 ft.

THENCE, continuing with said Right of Way line and with said curve to the left, the angle of which is 1 deg. 21 min. 00 sec., the radius is 5433.81 ft. and the tangent is 64.02 ft., a distance of 128.03 ft. to a 3/8" iron rod set at the intersection of same with the Westerly Southeast line of the Audrey Ewalt 52 acre tract, recorded in Document No. 2011-000935 of the Deed Records of Van Zandt County, Texas.

THENCE N 43 deg. 56 min. 49 sec. E, with the Westerly Southeast line of said 52 acre tract, a distance of 1124.86 ft. to a 1 1/2" iron pipe found at an ell corner of same.

THENCE S 42 deg. 50 min. 39 sec. E, with the Easterly Southwest line of said 52 acre tract, a distance of 757.37 ft. to a 3/8" iron rod set at the South corner of same.

THENCE N 45 deg. 36 min. 35 sec. E, with the Easterly Southeast line of said 52 acre tract, a distance of 1591.20 ft. to a point at the East corner of same and being in the centerline of County Road No. 3415, from which a 3/8" iron rod set for reference bears S 45 deg. 36 min. 35 sec. W-30.00 ft.

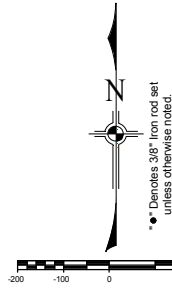
THENCE S 45 deg. 06 min. 58 sec. E, with the centerline of County Road No. 3415, a distance of 1228.27 ft. to the point of beginning, containing 104.970 acres of land.

I, Greg Sjerven, 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 September, 2017.

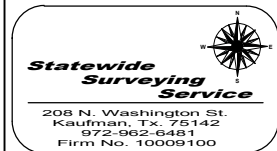
GIVEN UNDER MY HAND AND SEAL
this the 3rd day of October, 2017.

FILE COPY

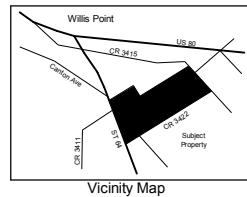
GREG S.JERVEN, R.P.L.S. NO. 5244



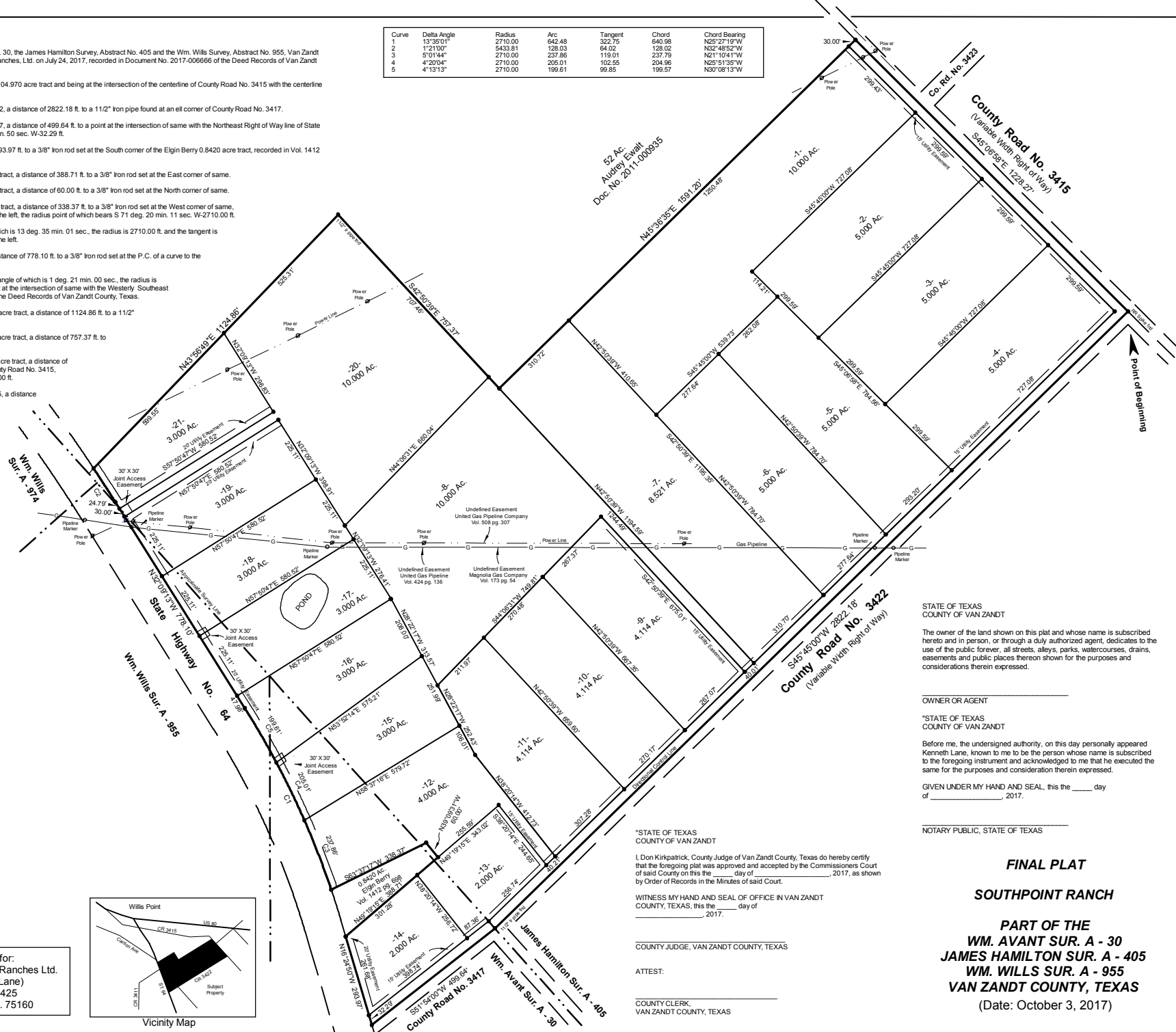
NOTE: THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48467C0155C, ZONE X, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: DEC. 17, 2010.



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



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
2	1°21'00"	2710.00	942.48	322.75	640.98	N25°27'19"W
3	5°01'44"	5433.81	128.03	64.02	128.02	N2°48'52"W
4	4°20'04"	2710.00	205.01	102.55	204.96	N25°51'35"W
5	4°13'13"	2710.00	199.61	99.85	199.57	N30°08'13"W



STATE OF TEXAS
COUNTY OF VAN ZANDT

The owner of the land shown on this plat and whose name is subscribed hereto 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 ___ day of ___, 2017.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF VAN ZANDT

I, Don Kirkpatrick, 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 ___ day of ___, 2017, 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 ___ day of ___, 2017.

COUNTY JUDGE, VAN ZANDT COUNTY, TEXAS

ATTEST:

COUNTY CLERK,
VAN ZANDT COUNTY, TEXAS

FINAL PLAT

SOUTHPPOINT RANCH

**PART OF THE
WM. AVANT SUR. A - 30
JAMES HAMILTON SUR. A - 405
WM. WILLS SUR. A - 955
VAN ZANDT COUNTY, TEXAS**

(Date: October 3, 2017)