

Land Surveying Company: Payne Industries, LLC
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ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING 11.00 ACRES SITUATED IN THE SAMUEL SWEARINGEN SURVEY, ABSTRACT NO. 59, BURLESON COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 71.85 ACRE TRACT AS DESCRIBED IN DEED ROY VAN NORT, ET AL. TO RLV22, LLC IN DOCUMENT NO. 2025-3283, OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS, SAID 11.00 ACRE TRACT 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" located in the Occupied northeast line of County Road No. 414 Set for the most westerly corner, said corner being the most westerly corner of said Called 71.85 acre tract, said corner also having grid coordinates (N: 10117709.07 E: 34773812.68), a 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" Found for Reference bears N 47°24'32" W a distance of 67.71 feet;

THENCE along the northwest line of said Called 71.85 acre tract the following calls:

N 56°27'33" E a distance of **398.22 feet** to a 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" Set for angle corner,

N 52°27'33" E a distance of **931.94 feet** to a 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" Set for the most northerly corner, said corner being the most northerly corner of said Called 71.85 acre tract, said corner also being the most westerly corner of the Robert W. Bueger and Darla K. Bueger, Co-Trustees of the Robert and Darla Bueger Living Trust Called 90 acre tract as described in Volume 1081, Page 813, a 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" Found for Reference bears N 48°02'27" W a distance of 96.67 feet;

THENCE S 48°02'27" E along the northeast line of said Called 71.85 acre tract and the southwest line of said Called 90 acre tract a distance of **377.39 feet** to 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" Set for the most easterly corner, said corner also being the most northerly corner of Tract 2, a 11.85 acre tract surveyed this same day, a 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" set for the most easterly corner of said 11.85 acre tract bears S 48°02'27" E a distance of 187.83 feet;

THENCE S 53°39'23" W through the interior of said Called 71.85 acre tract and along the northwest line of said Tract 2 a distance of **1333.73 feet** to a 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" located in the Occupied northeast Right-of-Way line of said County Road No. 414 Set for the most southerly corner, said corner also being located in the southwest line of said Called 71.85 acre tract, a 1/2" Iron Rod W/Cap Stamped "PAYNE 6064" Set for the most southerly corner of said Tract 2 bears S 47°24'32" E a distance of 600.35 feet from which a 1" Iron Rod Found for the most southerly corner of said 71.85 acre tract bears S 47°24'32" E a distance of 1544.57 feet;

THENCE N 47°24'32" W along the Occupied northeast Right-of-Way line of said County Road No. 414 and the southwest line of said Called 71.85 acre tract a distance of **376.56 feet** to the **PLACE OF BEGINNING**. There are 11.00 acres, more or less, described in these field notes. Surveyed on the ground August 11, 2025. Bearing Basis: Grid North on The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions. This description corresponds to a survey plat referenced as 2402-001 Tract 1.

Phillip C. Payne, RPLS
State of Texas #6064

