



SURVEYED 75.809 ACRES
E. F. MITCHASSON SURVEY, A-583
VAN ZANDT COUNTY, TEXAS
J21-0521

June 30, 2023

Field Note description for a 75.809 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, and being all of a called 37.80 acre tract (Tract 1) and all of a called 37.80 acre tract (Tract 2) conveyed to Texrock Industries, LLC as described and recorded in Document No. 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 75.809 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a Cotton Spindle found for the Northwest corner of herein described tract, same being the Southwest corner of a called 17.34 acre tract conveyed to Seth A Partney as described and recorded in Volume 2147, Page 223, being in the East line of a called 64.18 acre tract conveyed to Helen Jean Diller and Jonathan David Diller as described and recorded in Document No. 2021-001338, being near the centerline intersection of County Road No. 4714 and County Road No. 4703, from which a X-tie fence corner found for reference bears South 59 deg. 31 min. 16 sec. East – 32.47 feet;


THENCE North 83 deg. 24 min. 45 sec. East generally with the centerline of County Road No. 4703 a distance of 995.67 feet to a Cotton Spindle set for the Northeast corner of herein described tract, same being the Northwest corner of a called 80 acre tract conveyed to Robert H Peebles as described and recorded in Volume 2069, Page 416, from which a 3/8" Iron Rod found for reference bears South 01 deg. 41 min. 30 sec. East – 13.55 feet;

THENCE South 01 deg. 41 min. 31 sec. East with the West line of said 80 acre tract a distance of 3202.34 feet to a 1/2" Iron Rod found for the Southeast corner of herein described tract;

THENCE South 65 deg. 46 min. 53 sec West with the north line of a called 20.086 acre tract conveyed to Jacob Eisemann and Crystal Eisemann as described and recorded in Document No. 2021-010149 a distance of 1051.53 feet to a Cotton Spindle found in the centerline of County Road No. 4714 for the Southwest corner of herein described tract and being the Northwest corner of said Eisemann tract, from which a 1/2" Iron Rod found bears North 65 deg. 35 sec. 02 min. a distance of 23.73’;

THENCE North 02 deg. 01 min. 46 sec. West with the centerline of County Road No. 4714 a distance of 3,520.29 feet to the **POINT OF BEGINNING AND CONTAINING 75.809 ACRES OF LAND.**

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in February 2022, and is being submitted along with a Plat of said tract herein described.


Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789

