

Van Zandt County, Texas



CR 4714

CR 4703

CTTN SPNDLE  
X-TIE CORNER BRG  
S 39°31'16" E 32.47'

CTTN SPNDLE SET  
3/8" IRF BRG  
S 01°41'30" E 13.55'

**SURVEYED: TRACT 1**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 1 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 2**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 1 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 3**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 1 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 4**  
10.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 1 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 5**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 1 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 6**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 1 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 7**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 1 & TRACT 2 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 8**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 2 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 9**  
5.056 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 2 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 10**  
5.394 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 2 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 11**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 2 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 12**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 2 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 13**  
5.000 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 2 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

**SURVEYED: TRACT 14**  
5.359 ACRES  
TEXROCK INDUSTRIES, LLC  
TRACT 2 CALLED 37.80 ACRES  
DOC. NO. 2022-001788

STANLEY R. DIKE  
CALLED 1.895 ACRES  
DOC. NO. 2018-005351

EDDIE DIKE  
AND NORMA DIKE  
CALLED 40.64 ACRES  
VOLUME 1526, PAGE 421

KAIN LANDAVERDE  
CALLED 35.787 ACRES  
DOC. NO. 2016-000727

JACOB EISEMANN  
AND CRYSTAL EISEMANN  
CALLED 20.086 ACRES  
DOC. NO. 2021-010149

ROBERT H. PEEBLES  
CALLED 80 ACRES  
VOLUME 2059, PAGE 416

HELEN JEAN DILLER  
AND JONATHAN DAVID DILLER  
CALLED 64.18 ACRES  
DOC. NO. 2021-001338

LINE	BEARING	DISTANCE
L1	N 02°01'46" W	219.63'
L2	S 01°41'31" E	219.68'
L3	N 02°01'46" W	219.88'
L4	S 01°42'13" E	219.98'
L5	N 02°01'46" W	220.15'
L6	S 01°40'50" E	220.27'
L7	N 02°01'46" W	441.19'
L8	S 01°41'35" E	441.40'
L9	N 02°01'46" W	221.03'
L10	S 01°41'23" E	221.14'
L11	N 02°01'46" W	221.32'
L12	S 01°41'31" E	221.43'
L13	N 02°01'46" W	221.62'
L14	S 01°41'31" E	221.68'
L15	N 02°01'46" W	221.91'
L16	S 01°41'31" E	222.06'
L17	N 02°01'46" W	207.16'
L18	S 01°41'31" E	242.39'
L19	N 83°24'32" E	491.19'
L20	N 01°54'51" W	35.12'
L21	N 83°24'32" E	491.38'
L22	N 02°01'46" W	257.62'
L23	S 01°41'31" E	222.62'
L24	N 02°01'46" W	222.81'
L25	S 01°41'31" E	222.91'
L26	N 02°01'46" W	223.11'
L27	S 01°41'31" E	223.21'
L28	N 02°01'46" W	223.41'
L29	S 01°41'31" E	223.52'
L30	N 02°01'47" W	399.46'
L31	S 01°41'31" E	80.05'

- ⊗ = COTTON SPINDLE FOUND/SET
- ⊙ = 1/2" IRON ROD FOUND/SET
- ⊕ = WATER METER
- ⊖ = POWER POLE
- ⊗ = MANHOLE
- ⊙ = GAS METER
- ⊕ = ELECTRIC METER
- ⊖ = TELE. PEDESTAL
- ⊗ = U.G. ELECTRIC
- ⊙ = IRRIGATION VALVE
- ⊕ = WATER VALVE
- ⊖ = CABLE BOX/PEDESTAL
- ⊗ = SEPTIC LID/EQUIPMENT
- ⊙ = PROPANE TANK
- ⊕ = AIR CONDITIONER
- ⊖ = POINT FOR CORNER

E.F. MITCHASSON SURVEY, A-583

**SURVEYOR'S STATEMENT:**  
I, CASEY JORDAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789,  
DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED  
FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION  
ON THE GROUND DURING THE MONTH OF FEBRUARY 2022.  
GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF FEBRUARY, 2022.

*[Signature]*  
CASEY JORDAN, R.P.L.S. NO. 6789



**SURVEYED MULTIPLE TRACTS**  
**E.F. MITCHASSON SURVEY, A-583**  
**VAN ZANDT COUNTY, TEXAS**

<p>WALKER, WARREN, &amp; JORDAN SURVEYING &amp; MAPPING 10819 US HWY 69 N TYLER, TX 75706 903-534-9000 TBPELS FIRM NO. 10025300</p>	PROJECT MANAGER: BLOCKER ADDRESS: COUNTY ROAD 4714 CITY/COUNTY: BEN WHEELER, VAN ZANDT, CO SURVEY/ABSTRACT NO.: A-583 SUBDIVISION: N/A LOT NO.: N/A CLIENT: BRANDON RUTLEDGE	PREPARED BY: C.D.B. ON FEB. 15, 2022 Job No. 22-0208 200 0 200 SCALE: 1" = 200'
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**SURVEYED MULTIPLE TRACTS**  
**E.F. MITCHASSON SURVEY, A-583**  
**VAN ZANDT COUNTY, TEXAS**  
**J22-0208**

**February 22nd, 2022**

**Tract 1**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, and being part of a called 37.80 acre tract A.K.A (Tract 1) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 in the intersection of County Road No. 4714 and County Road No. 4703 for the Northwest corner of herein described tract, same being the Northwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 44 sec. East along County Road 4703 and the North line of said 37.80 acre tract a distance of 995.67 feet to a Cotton Spindle set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 219.68 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 994.38 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of said 37.80 acre tract a distance of 219.63 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

**Tract 2**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, and being part of a called 37.80 acre tract A.K.A (Tract 1) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears North 02 deg. 01 min. 46 sec. West 219.63 feet, same being in the intersection of County Road No. 4714 and County Road No. 4703 for the Northwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 994.38 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;



**THENCE** South 01 deg. 42 min. 13 sec. East along the East line of said 37.80 acre tract a distance of 219.98 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 993.12 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of said 37.80 acre tract a distance of 219.88 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

### **Tract 3**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, and being part of a called 37.80 acre tract A.K.A (Tract 1) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears North 02 deg. 01 min. 46 sec. West 439.50 feet, same being in the intersection of County Road No. 4714 and County Road No. 4703 for the Northwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 993.12 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 40 min. 50 sec. East along the East line of said 37.80 acre tract a distance of 220.27 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 991.77 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of said 37.80 acre tract a distance of 220.15 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

### **Tract 4**

**Field Note** description for a 10.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, and being part of a called 37.80 acre tract A.K.A (Tract 1) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 10.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears North 02 deg. 01 min. 46 sec. West 659.66 feet, same being in the intersection of County Road No. 4714 and County Road No. 4703 for the Northwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 991.77 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 35 sec. East along the East line of said 37.80 acre tract a distance of 441.40 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 989.18 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of said 37.80 acre tract a distance of 441.19 feet to the **POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND.**

#### **Tract 5**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, and being part of a called 37.80 acre tract A.K.A (Tract 1) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears North 02 deg. 01 min. 46 sec. West 1100.849 feet, same being in the intersection of County Road No. 4714 and County Road No. 4703 for the Northwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 989.18 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 23 sec. East along the East line of said 37.80 acre tract a distance of 221.14 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 987.86 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of said 37.80 acre tract a distance of 221.03 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

#### **Tract 6**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, and being part of a called 37.80 acre tract A.K.A (Tract 1) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears North 02 deg. 01 min. 46 sec. West 1321.88 feet, same being in the intersection of County Road No. 4714 and County Road No. 4703 for the Northwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 987.86 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 221.43 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 986.55 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of said 37.80 acre tract a distance of 221.32 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

#### **Tract 7**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, and being part of a called 37.80 acre tract A.K.A (Tract 1) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas, same being part of a called 37.80 acre tract A.K.A (Tract 2) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears North 02 deg. 01 min. 46 sec. West 1543.20 feet, same being in the intersection of County Road No. 4714 and County Road No. 4703 for the Northwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 986.55 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 221.68 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 985.24 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of 4714 a distance of 221.62 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

#### **Tract 8**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, being part of a called 37.80 acre tract A.K.A (Tract 2) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears South 02 deg. 01 min 46 sec. East 1755.47 feet, same being in County Road No. 4714 for the Southwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 985.24 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 222.06 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 983.93 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of 4714 a distance of 221.91 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

#### **Tract 9**

**Field Note** description for a 5.056 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, being part of a called 37.80 acre tract A.K.A (Tract 2) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.056 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears South 02 deg. 01 min 46 sec.

East 1533.56 feet, same being in County Road No. 4714 for the Southwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 983.93 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 242.39 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 491.19 feet to a 1/2" Iron Rod set for corner of herein described tract;

**THENCE** North 01 deg. 54 min. 51 sec. West across said 37.80 acre tract a distance of 35.12 feet to a 1/2" Iron Rod set for an interior corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 491.38 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along said road and the West line of said 37.80 acre tract a distance of 207.16 feet to the **POINT OF BEGINNING AND CONTAINING 5.056 ACRES OF LAND.**

#### **Tract 10**

**Field Note** description for a 5.394 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, being part of a called 37.80 acre tract A.K.A (Tract 2) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.394 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears South 02 deg. 01 min 46 sec. East 1326.29 feet, same being in County Road No. 4714 for the Southwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 491.38 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 54 min. 51 sec. East across said 37.80 acre tract a distance of 35.12 feet to a 1/2" Iron Rod set for an interior corner of herein described tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 491.19 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 222.62 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract

**THENCE** North 83 deg. 24 min. 32 sec. West along County Road 4714 and the West line of 4714 a distance of 981.18 feet a Cotton Spindle set in said road for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of said 37.80 acre tract a distance of 257.62 feet to the **POINT OF BEGINNING AND CONTAINING 5.394 ACRES OF LAND.**

#### **Tract 11**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, being part of a called 37.80 acre tract A.K.A (Tract 2) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears South 02 deg. 01 min 46 sec. East 1068.78 feet, same being in County Road No. 4714 for the Southwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 981.18 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 222.91 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 979.86 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of 4714 a distance of 222.81 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

#### **Tract 12**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, being part of a called 37.80 acre tract A.K.A (Tract 2) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears South 02 deg. 01 min 46 sec. East 845.97 feet, same being in County Road No. 4714 for the Southwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 979.86 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 223.21 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 978.54 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of 4714 a distance of 223.11 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

#### **Tract 13**

**Field Note** description for a 5.000 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, being part of a called 37.80 acre tract A.K.A (Tract 2) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.000 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears South 02 deg. 01 min 46 sec. East 622.87 feet, same being in County Road No. 4714 for the Southwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 978.54 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 223.52 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 83 deg. 24 min. 32 sec. West across said 37.80 acre tract a distance of 977.22 feet to a Cotton Spindle set in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 46 sec. West along County Road 4714 and the West line of 4714 a distance of 223.41 feet to the **POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.**

**Tract 14**

**Field Note** description for a 5.359 acre tract being located in the E.F. MITCHASSON Survey, Abstract No. 583, Van Zandt County, Texas, being part of a called 37.80 acre tract A.K.A (Tract 2) conveyed to TexRock Industries, LLC as described and recorded in Document Number 2022-001788 of the Official Public Records of Van Zandt County, Texas. Said 5.359 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 set in County Road No. 4714 for the Northwest corner of herein described tract, from which a Cotton Spindle found for reference bears South 02 deg. 01 min 46 sec. East 399.46 feet, same being in County Road No. 4714 for the Southwest corner of said 37.80 acre tract;

**THENCE** North 83 deg. 24 min. 32 sec. East across said 37.80 acre tract a distance of 977.22 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

**THENCE** South 01 deg. 41 min. 31 sec. East along the East line of said 37.80 acre tract a distance of 80.05 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

**THENCE** South 65 deg. 46 min. 53 sec. West along the South line of said 37.80 acre tract a distance of 1051.53 feet to a Cotton Spindle found in County Road No. 4714 for the Southwest corner of herein described tract;

**THENCE** North 02 deg. 01 min. 47 sec. West along County Road 4714 and the West line of 4714 a distance of 399.46 feet to the **POINT OF BEGINNING AND CONTAINING 5.359 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





Van Zandt County, Texas



LINE	BEARING	DISTANCE
L1	N 02°01'46" W	219.63
L2	S 01°41'31" E	219.68
L3	N 02°01'46" W	219.88
L4	S 01°42'13" E	219.95
L5	N 02°01'45" W	220.15
L6	S 01°40'50" E	220.27
L7	N 02°01'46" W	221.19
L8	S 01°41'35" E	221.40
L9	N 02°01'46" W	221.03
L10	S 01°41'23" E	221.14
L11	N 02°01'46" W	221.32
L12	S 01°41'31" E	221.43
L13	N 02°01'46" W	221.62
L14	S 01°41'31" E	221.68
L15	N 02°01'46" W	221.91
L16	S 01°41'31" E	222.06
L17	N 02°01'46" W	222.16
L18	S 01°41'31" E	222.50
L19	N 02°01'46" W	222.59
L20	S 01°41'31" E	222.81
L21	N 02°01'46" W	223.11
L22	S 01°41'31" E	223.24
L23	N 02°01'46" W	223.52
L24	S 01°41'31" E	223.52
L25	N 02°01'46" W	223.52
L26	S 01°41'31" E	223.52
L27	N 02°01'46" W	223.52
L28	S 01°41'31" E	223.52
L29	N 02°01'46" W	223.52
L30	S 01°41'31" E	223.52
L31	N 02°01'46" W	223.52

E.F. MITCHASSON SURVEY, A-583

SURVEYED MULTIPLE TRACTS  
E.F. MITCHASSON SURVEY, A-583  
VAN ZANDT COUNTY, TEXAS

- ⊗ = COTTON SPINDLE FOUND/SET
- = 1/2" IRON ROD FOUND/SET
- ⊕ = WATER METER
- ⊖ = POWER POLE
- ⊙ = MANHOLE
- ⊚ = GAS METER
- ⊛ = ELECTRIC METER
- ⊜ = TELE. PEDESTAL
- ⊝ = U.G. ELECTRIC
- ⊞ = IRRIGATION VALVE
- ⊟ = WATER VALVE
- ⊠ = CABLE BOX/PEDESTAL
- ⊡ = SEPTIC LID/EQUIPMENT
- ⊢ = PROPANE TANK
- ⊣ = AIR CONDITIONER
- ⊤ = POINT FOR CORNER

**WALKER, WARREN, & JORDAN**  
SURVEYING & MAPPING  
10819 US HWY 69 N  
TYLER, TX 75706  
903-534-9000  
TIFELS FIRM NO. 10025300

PROJECT MANAGER: BLOCKER	PREPARED BY: C.D.B. ON FEB. 16 <sup>TH</sup> , 2022
ADDRESS: COUNTY ROAD 4714	<b>JOB NO. 22-0208</b>
CITY/COUNTY: BEN WALKER, VAN ZANDT, CO	200 0 200
SURVEY/ABSTRACT NO.: A-583	SCALE: 1" = 200'
SUBDIVISION: N/A	
LOT NO.: N/A	
CLIENT: BRANDON RUTLEDGE	

CITN SPINDL SET  
1/2" IRF BRG  
N 65°35'02" E 23.73'

STANLEY R. DIKE  
CALLED 1.155 ACRES  
DOC. NO. 2016-005351

KAIN LANDAVERDE  
CALLED 35.787 ACRES  
DOC. NO. 2016-000727

EDDIE DIKE  
AND NORMA DIKE  
CALLED 40.68 ACRES  
VOLUME 1528, PAGE 4

JACOB EISEMANN  
AND CRYSTAL EISEMANN  
CALLED 20.056 ACRES  
DOC. NO. 2021-010149

HELEN JEAN DILLER  
AND JONATHAN DAVID DILLER  
CALLED 64.18 ACRES  
DOC. NO. 2021-001338

ROBERT H. PEEBLE  
CALLED 20 ACRES  
VOL. 1824-30, PAGE 448



