

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

8.20 ACRES

All that certain lot, tract or parcel of land located within the T. Stansberry Survey, Abstract No. 823 of Van Zandt County, Texas, being a portion of the residue of a called 17.06 acre tract as described in a deed from Joel R. Irwin and wife, Tyanne L. Irwin to Wayne C. Davis and wife, Sandra Davis, dated July 10, 1996 and recorded in Volume 1385, Page 301 and all of a called 1.07 acre tract as described in a deed from Wayne C. Davis and wife, Sandra Davis to Phillip Rowe and Jennifer Rowe, dated May 4, 2010 and recorded in Document No. 2010-003463 of the Official Public Records of Van Zandt County, Texas, and this 8.20 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in County Road 4814, the West line of a tract of land as described in a deed from William Windsor Richardson to Roseland Timber Interests, Ltd., dated March 8, 1996 and recorded in Volume 1372, Page 723, and the common line of said T. Stansberry Survey and the J. Martin Survey, Abstract No. 508, and being at the Southeast corner of the residue of said 17.06 acre tract and the Northeast corner of a called 20.00 acre tract as described in a deed from William Windsor Richardson to Roseland Timber Interests, Ltd., dated February 21, 2013 and recorded in Document No. 2013-002943;

THENCE South 88 deg. 37 min. 38 sec. West, with the North line of said 20.00 acre tract, passing a 1/2" Iron Rod Found for reference at 29.22 feet and continuing for a total distance of 652.81 feet to a 1/2" Iron Rod Set for corner in same, from which a 1/2" Iron Rod Found at the Northwest corner of said 20.00 acre tract, bears South 88 deg. 37 min. 38 sec. West, a distance of 434.13 feet;

THENCE North 10 deg. 01 min. 45 sec. East, across the residue of said 17.06 acre tract, a distance of 663.86 feet to a 1/2" Iron Rod Set for corner in the North line of same and being in the South right-of-way of State Highway 64, from which a 1/2" Iron Rod Found at the Northwest corner of the residue of said 17.06 acre tract, bears North 79 deg. 58 min. 15 sec. West, a distance of 614.91 feet;

THENCE South 79 deg. 58 min. 15 sec. East, with said right-of-way, a distance of 540.81 feet to a Point for Corner in said County Road 4814, the West line of said Roseland Timber Interests, Ltd. tract (Volume 1372, Page 723), and said survey line, from which a 3/4" Pipe Found for reference, bears North 84 deg. 17 min. 35 sec. West, a distance of 24.92 feet;

THENCE South 00 deg. 28 min. 13 sec. East, with said County Road 4814, the West line of said Roseland Timber Interests, Ltd. tract (Volume 1372, Page 723), and said survey line, a distance of 543.91 feet to the **POINT OF BEGINNING AND CONTAINING 8.20 ACRES OF LAND**. See Map No. 3808 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of August, 2023.

GIVEN UNDER MY HAND & SEAL, this the 30th day of August, 2023.


Jace D. Scarbrough
Registered Professional Land Surveyor 6239
State of Texas No. 6289

