

SURVEY

ADDRESS: VZC R 1110, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the James Boslyne Survey, Abstract No. 43, Van Zandt County, Texas, being a part of that tract of land conveyed to Denise Proctor in Document No. 2020-003138, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod found, within the intersection of County Road No. 1122 and County Road No. 1110, for the westerly most corner of said tract, from which a 1/2 inch steel rod found bears South 35 degrees 48 minutes 01 seconds East at 3.91 and a railroad spike found bears North 84 degrees 15 minutes 35 seconds East at 15.23 feet for witness;
THENCE North 44 degrees 31 minutes 07 seconds East, within County Road No. 1110, 469.40 feet to a point for corner;
THENCE South 49 degrees 16 minutes 12 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 40.88 feet, in all 406.91 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;
THENCE South 56 degrees 01 minutes 07 seconds East, 101.19 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;
THENCE North 43 degrees 31 minutes 36 seconds East, 265.98 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;
THENCE South 49 degrees 15 minutes 19 seconds East, 429.18 feet to a 1/2 inch steel rod found for corner;
THENCE South 44 degrees 57 minutes 09 seconds West, passing a 1/2 inch steel rod found at 777.04 feet, in all 812.31 feet to a 1/2 inch steel rod found, within County Road No. 1110, for corner;
THENCE North 45 degrees 16 minutes 34 seconds West, within County Road No. 1110, 923.01 feet to the Point of Beginning and containing 13.38 acres of land.



LINE DATA
 L1 - 101.19'
 S 56° 01' 07" E

- SURVEY NOTES:**
1. BEARINGS BASED ON GPS OBSERVATIONS (NAD 83 - TRUE NORTH) HELD AS CONTROL.
 2. COUNTY ROAD R.O.W. FROM LONG TERM PUBLIC USE.
 3. THE FOLLOWING FRUITVALE WATER SUPPLY CORP. EASEMENTS ARE 15 FEET WIDE AND CENTERED ON THE WATER LINES AS INSTALLED: VOLUME 930, PAGE 613, D.R.V.Z.C.T AND DOCUMENT NO. 2014-008441, R.R.V.Z.C.T.
 4. THIS PROPERTY IS COVERED BY THE WOOD COUNTY ELECTRIC COOP. EASEMENT RECORDED IN VOLUME 2072, PAGE 288, R.R.V.Z.C.T.

State Law (SEC 251.151) - Requires anyone digging deeper than 16 inches to call the ONE-CALL NOTIFICATION CENTER, two days prior to digging.



Date: 09-01-2020
 Survey No.: 20.4000
 Titlework by: Van Zandt Abstract
 G.F. No.: VZ20-08050
 Scale: 1"=200'
 Purchaser: Brown
 Seller: Proctor

To: Van Zandt Abstract Company, Legacy Ag, David Brown and Angel Brown:
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no visible encroachments, overlapping of improvement, easements or rights-of-way, except as shown hereon and that said property appears to have access to a public roadway.

LEGEND

Steel Rod Found	S.R.F. ○
Steel Rod Set	S.R.S. ●
Wood Fence	—
Metal Fence	—
Property Line	—

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