

CALL: 62.6 AC. (FIRST TRACT)
FWALD ET LANO, ET UX.
VOL. 1374, PG. 361

WM. C. PYASOUX SURVEY
ABSTRACT NO. 278

CALL: 19.89 AC. (SECOND TRACT)
ALBERT M. COLEMAN, ET AL.
VOLUME 1861, PAGE 245

CALL: 80.00 AC.
MARY C. GLOVER
VOL. 1802, PG. 160

**SURVEYED:
37.17 ACRES**

CALL: 19.88 AC. (FIRST TRACT)
ALBERT M. COLEMAN, ET AL.
VOLUME 1861, PAGE 245

CALL: 2.62 AC. (SECOND TRACT)
STEPHEN P. PYLE, ET UX.
VOL. 1109, PG. 48

CALL: 2.39 AC. (FIRST TRACT)
STEPHEN P. PYLE, ET UX.
VOL. 1109, PG. 48

CALL: 19.647 AC.
JUAN F. ROMERO, ET UX.
DOC. NO. 2007-047194

LINE	BEARING	DISTANCE
L1	S 44°40'14" E	106.69'
L2	S 77°33'00" E	180.37'
L3	S 34°23'37" E	89.07'

LEGEND

--- PATENT SURVEY LINE (APPROXIMATE LOCATION)
--- BARBED WIRE FENCE
--- POWER LINE
--- POWER POLE
--- GUY ANCHOR
--- IRON ROD (FOUND)
--- IRON ROD (SET) W/CAP STAMPED "STANGER"

3/8" I.R.F.
RAIL ROAD
SPIKE FOUND
REF: N 46°12'15" W-19.57'

CALL: 100.00 AC.
HARVEY HAY
VOL. 416, PG. 118

COUNTY ROAD NO. 3502

**PLAT OF SURVEY SHOWING PART OF THE
T. WEBB SURVEY, ABSTRACT NO. 914 &
WM. C. PYASOUX SURVEY, ABSTRACT NO. 278
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 200 FEET**

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

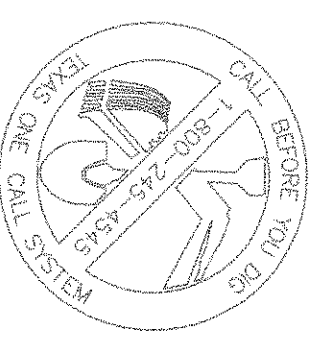
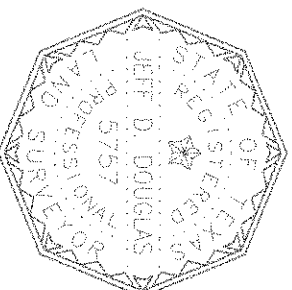
IN PROVIDING THIS BOUNDARY SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

BEARINGS ARE BASED ON THE RECORD BEARING OF "N 44°27'40" W" BETWEEN A RAIL ROAD SPIKE (FOUND) FOR THE SOUTH CORNER AND A 3/8 INCH IRON ROD (FOUND) FOR THE WEST CORNER OF THE CALLED 19.88 ACRE (FIRST TRACT) TRACT SHOWN HEREON PER VOL. 1861, PG. 245, R.R.V.Z.C.T.

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE. (C140120)
I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2014.
GIVEN UNDER MY HAND & SEAL, THIS THE 23RD DAY OF JULY, 2014.

BY:

JEFF D. DOUGLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5757
TBPLS FIRM NO. 10025701



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STANGER SURVEYING CANTON LLC
CANTON, TEXAS

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PLAT VOID IF NOT SIGNED IN RED.
PREPARED FOR: ALBERT COLEMAN

SURVEY COMPLETED: 07-23-2014
FB/PG: VZ 275/24 JOB NO: C140120