

SURVEY

ADDRESS: VZ CR 4602, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated in the Alex Rominbaum Survey, Abstract No. 741, John J. Stanger Survey, Abstract No. 782, and the William M. King Jr. Survey, Abstract No. 464, Van Zandt County, Texas, being a part of those tracts of land conveyed to Homer N. Deckard in Volume 921, Page 880, Deed Records of Van Zandt County, Texas, and to Homer N. Deckard et ux, Joann Deckard in Volume 650, Page 148, Deed Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 2 3/4 inch steel fence post found for the southwesterly most corner of said tracts;

THENCE North 01 degrees 38 minutes 22 seconds West, 605.24 feet to a 2 3/4 inch steel fence post found for corner;

THENCE North 01 degrees 17 minutes 24 seconds West, 548.05 feet to a "Vogt 5248" capped steel rod found for corner;

THENCE North 89 degrees 47 minutes 17 seconds East, 1092.05 feet to a "Vogt 5248" capped steel rod found for corner;

THENCE North 00 degrees 13 minutes 31 seconds West, 296.00 feet to a "Vogt 5248" capped steel rod found for corner;

THENCE North 89 degrees 46 minutes 29 seconds East, 1181.24 feet to a "Vogt 5248" capped steel rod found for corner;

THENCE North 75 degrees 35 minutes 43 seconds East, passing a "Vogt 5248" capped steel rod found at 145.64 feet, in all 168.68 feet to a point for corner within County Road No. 4602;

THENCE South 37 degrees 20 minutes 57 seconds East, within County Road No. 4602, 251.69 feet to a point for corner;

THENCE South 59 degrees 01 minutes 42 seconds West, passing a 1/2 inch steel rod found at 23.65 feet, in all 177.68 feet to a 1/2 inch steel rod found for corner;

THENCE South 32 degrees 22 minutes 22 seconds East, 488.75 feet to a 1/2 inch steel rod found for corner;

THENCE South 89 degrees 47 minutes 41 seconds West, 1275.35 feet to a 1/2 inch steel rod found for corner;

THENCE South 22 degrees 01 minutes 18 seconds West, 560.42 feet to a 24 inch cedar tree found for corner;

THENCE South 13 degrees 00 minutes 44 seconds West, 9.38 feet to a Plastake found for corner;

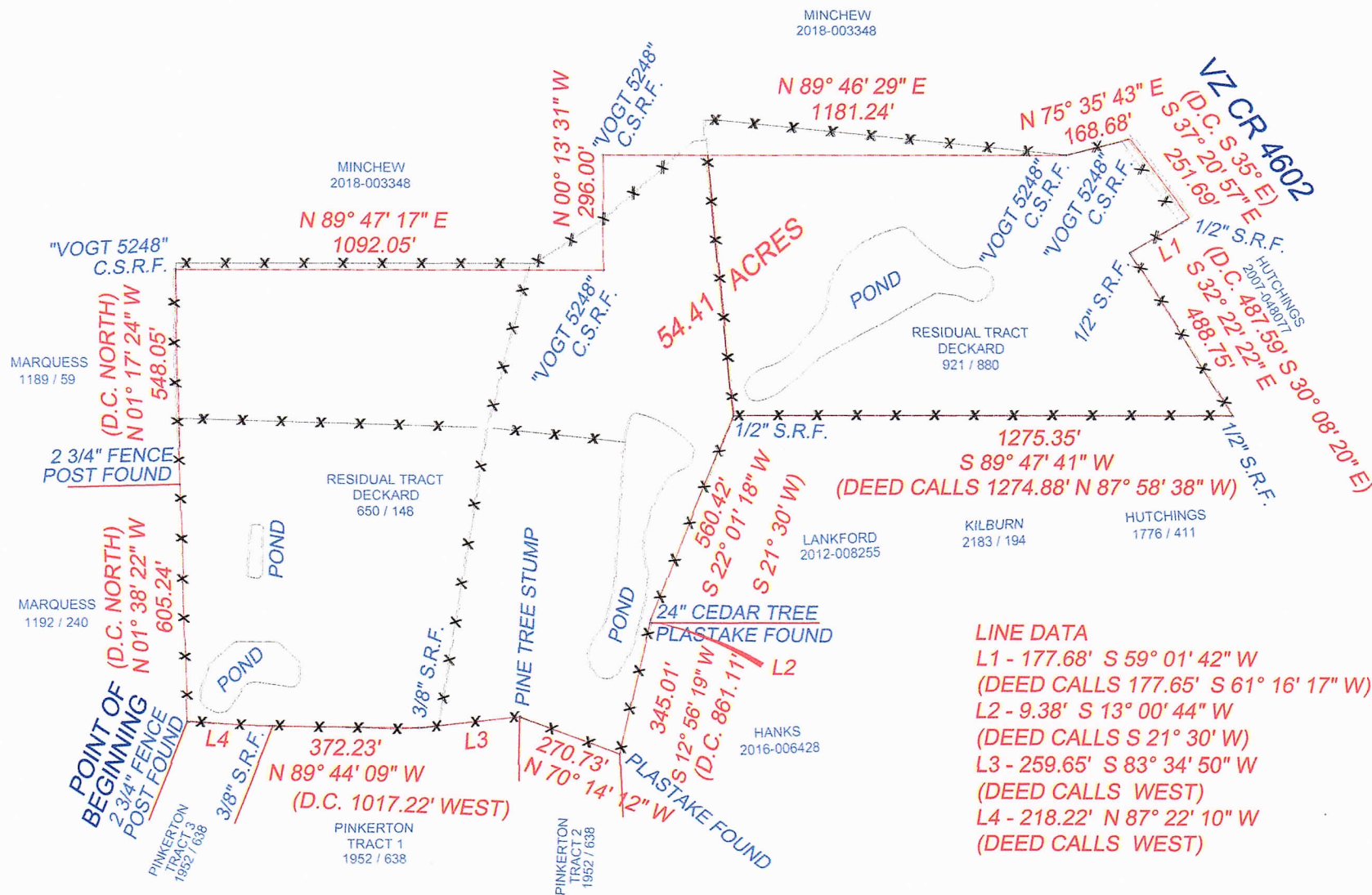
THENCE South 12 degrees 56 minutes 19 seconds West, 345.01 feet to a Plastake found for corner;

THENCE North 70 degrees 14 minutes 12 seconds West, 270.73 feet to a pine tree stump found for corner;

THENCE South 83 degrees 34 minutes 50 seconds West, 259.65 feet to a 3/8 inch steel rod found for corner;

THENCE North 89 degrees 44 minutes 09 seconds West, 372.23 feet to a 3/8 inch steel rod found for corner;

THENCE North 87 degrees 22 minutes 10 seconds West, 218.22 feet to the Point of Beginning and containing 54.41 acres of land.



LINE DATA
L1 - 177.68' S 59° 01' 42" W
(DEED CALLS 177.65' S 61° 16' 17" W)
L2 - 9.38' S 13° 00' 44" W
(DEED CALLS S 21° 30' W)
L3 - 259.65' S 83° 34' 50" W
(DEED CALLS WEST)
L4 - 218.22' N 87° 22' 10" W
(DEED CALLS WEST)



D.W.V.
VZARABST741TR10

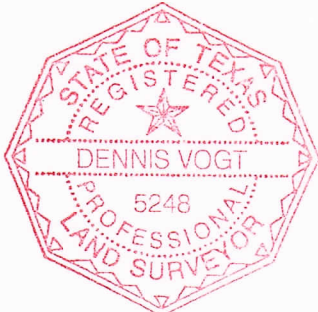
State Law (SEC 251.151) -
Requires anyone digging
deeper than 16 inches to
call the ONE-CALL
NOTIFICATION CENTER,
two days prior to digging.

- SURVEY NOTES:**
1. BEARINGS BASED ON GPS OBSERVATIONS (NAD83) HELD AS CONTROL.
 2. COUNTY ROAD R.O.W. FROM LONG TERM PUBLIC USE.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE WORK.
 4. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS THAT MAYBE OF RECORD.

Revised: 07-30-2018 (legal)
Date: 04-13-2018
Survey No.: 18.3440
Titlework by: None
G.F. No.: None
Scale: 1"=400'
Purchaser:
Seller: Deckard

LEGEND

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



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.

Dennis Vogt R.P.L.S. 5248
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