

TRACT 9

RESIDUAL TRACT  
PICKETT & CHAMBERLAIN  
2021-001976

- SURVEY NOTES:
1. BEARINGS BASED ON GPS OBSERVATIONS (NAD 83 - TRUE NORTH) HELD AS CONTROL.
  2. COUNTY ROAD R.O.W. FROM VOLUME 168, PAGE 23, D.R.V.Z.C.T. AND LONG TERM PUBLIC USE.
  3. F.M. 3227 R.O.W. PER VOLUME 787, PAGE 19 AND VOLUME 787, PAGE 433, D.R.V.Z.C.T. (AS SHOWN ON TXDOT MAPS).
  4. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS THAT MAYBE OF RECORD.

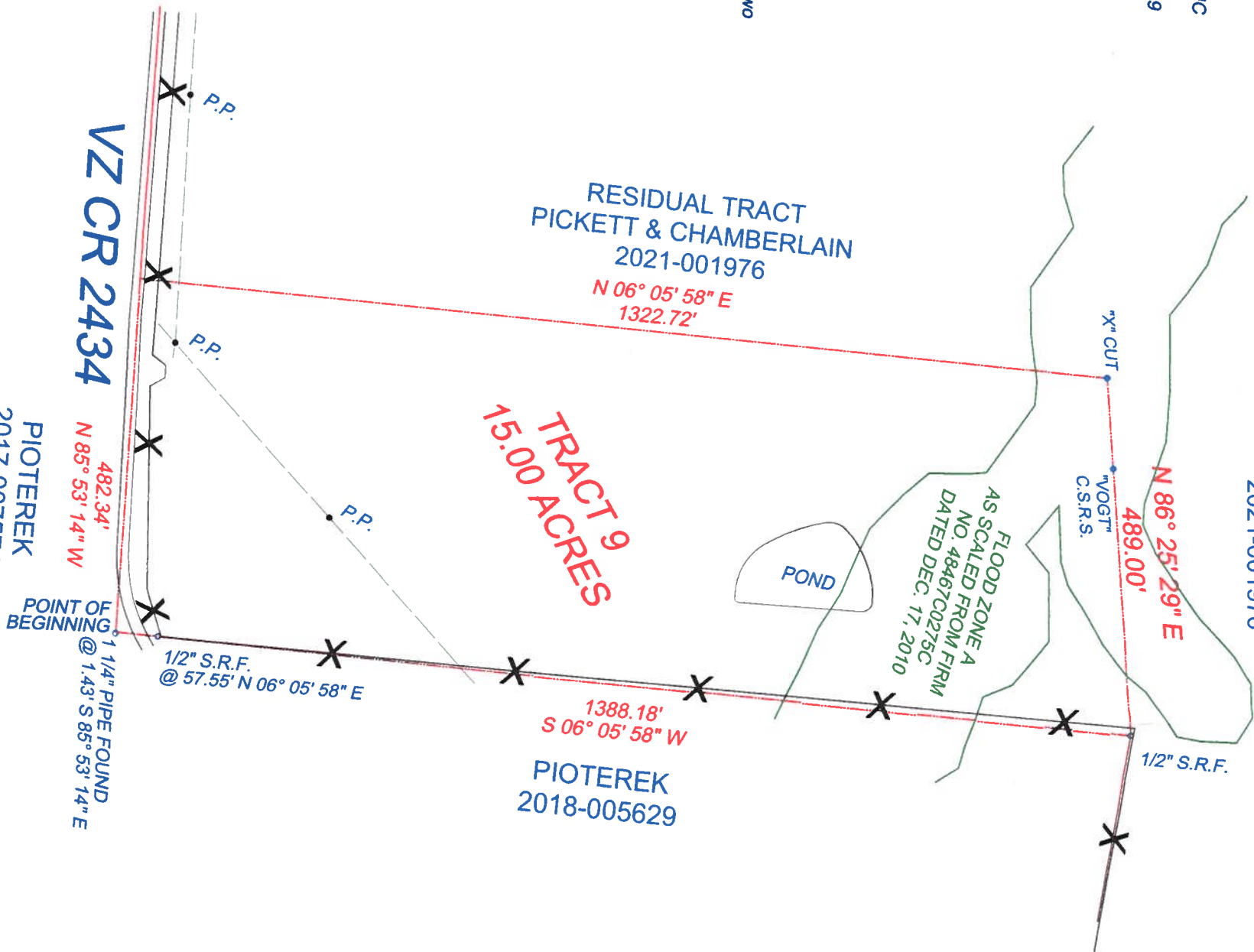
State Law (SEC 251.151) -  
Requires anyone digging  
deeper than 16 inches to  
call the ONE-CALL  
NOTIFICATION CENTER, two  
days prior to digging.



Date: 03-26-2021  
Survey No.: 21.4134  
Titlework by: None  
G.F. No.: None  
Scale: 1"=200'  
Purchaser:  
Seller: Pickett & Chamberlain

LEGEND

- Steel Rod Found    S.R.F.    °  
Steel Rod Set    S.R.S.    •  
Wood Fence    - - - - -  
Metal Fence    - - - - -  
Property Line    - - - - -



ADDRESS: VZ CR 2434, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the Berry W. Anderson Survey, Abstract No. 22, Van Zandt County, Texas, being a part of that tract of land conveyed to John H. Pickett and Joseph Chamberlain in Document No. 2021-001976, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southeasterly most corner of said tract, from which a 1 1/4 inch pipe found bears South 85 degrees 53 minutes 14 seconds East at 1.43 feet for witness;

THENCE North 85 degrees 53 minutes 14 seconds West, within County Road No. 2434, 482.34 feet to a point for corner;

THENCE North 06 degrees 05 minutes 58 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 25.30 feet, in all 1322.72 feet to a "X" cut for corner;

THENCE North 86 degrees 25 minutes 29 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 123.82 feet, in all 489.00 feet to a 1/2 inch steel rod found for corner;

THENCE South 06 degrees 05 minutes 58 seconds West, passing a 1/2 inch steel rod found at 1330.63 feet, in all 1388.18 feet to the Point of Beginning and containing 15.00 acres of land.



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.

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