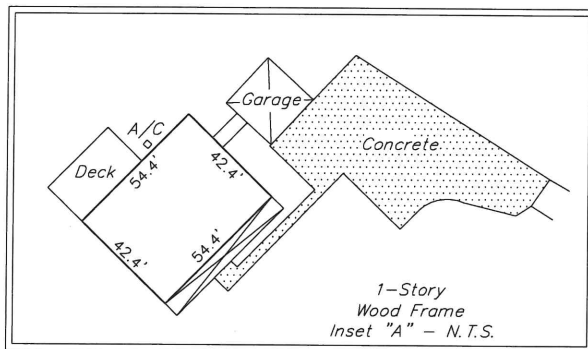
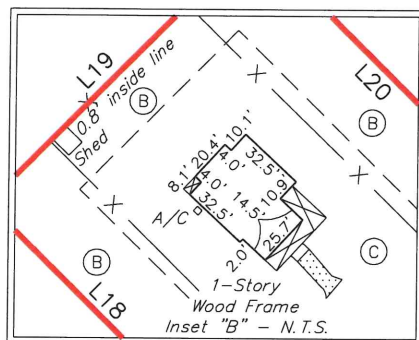




SCALE: 1" = 300'



### J. FORTUNE SURVEY A-257

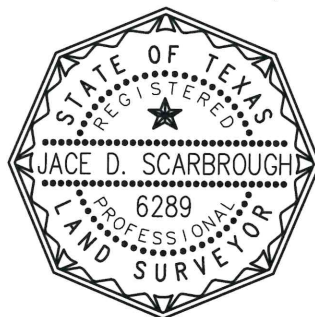
CALLLED 42.10 ACRES  
BOBBIE MAYBERRY  
TO  
GARY D. MAYBERRY AND  
JUDY A. MAYBERRY  
DECEMBER 14, 2005  
VOLUME 2094, PAGE 427

CALLLED 25 ACRES  
BOBBIE MAYBERRY  
TO  
RITA RODGERS, ET AL  
TRACT NO. ONE  
SEPTEMBER 27, 2006  
VOLUME 2173, PAGE 364

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 this plat represents a survey made on the ground under my supervision during the month of July, 2020.

GIVEN UNDER MY HAND & SEAL, this the 5th day of August, 2020.



Jace D. Scarbrough - R.P.L.S. No. 6289

**LEGEND**  
Barbed Wire Fence — x —  
Powerline — e —  
● IRF  
● IRS  
POWER POLE  
IRON ROD FOUND  
IRON ROD SET



**JDS SURVEYING, INC.**  
WWW.JDSSURVEY.COM  
**PROFESSIONAL SURVEYING & MAPPING**  
T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

## PLAT OF SURVEY

State Highway 64

Point for Corner  
3/8" IRF bears:  
S 53°16'28" E - 1.16'

Point for Corner  
3/8" IRF bears:  
N 58°43'48" W - 28.40'

P.O.B.-4: Point for Corner  
P.K. Nail Set bears:  
S 43°06'18" W - 1272.38'  
1/2" IRF bears:  
N 45°26'39" W - 30.67'

P.O.B.-3: P.K. Nail Set  
P.K. Nail Set bears:  
S 43°06'18" W - 1206.88'  
1/2" IRS bears:  
N 45°29'10" W - 30.00'

P.O.B.-2: P.K. Nail Set  
P.K. Nail Set bears:  
S 43°06'18" W - 508.54'  
1/2" IRS bears:  
N 45°29'10" W - 30.00'

P.O.B.-1: P.K. Nail Set  
3/8" IRF bears:  
N 46°09'45" W - 208.80'

CALLLED 12.16 ACRES  
JANICE LYNN ARNOLD  
TO  
SC & DB PROPERTIES, LLC  
NOVEMBER 20, 2014  
DOCUMENT NO. 2014-009294

CALLLED 23.0717 ACRES  
SIXTH TRACT  
JONELL TUNNELL  
TO  
EDDIE GLENN TUNNELL  
JANUARY 30, 2017  
DOCUMENT NO. 2017-005406

TRACT 1  
11.00 AC.  
TRACT 2  
14.76 AC.  
TRACT 3  
6.61 AC.  
TRACT 4  
1.00 AC.

### TRACT LEGEND:

- A) CALLLED 1.00 ACRE, PATSY L. CHANDLER AND CHRISTI BROOKE CLIBORNE TO JON F. CUNNINGHAM AND SPOUSE, TAMMY CUNNINGHAM, APRIL 7, 2016, DOCUMENT NO. 2016-003134.  
B) CALLLED 0.462 ACRE, TRACT ONE, DEBRA PALMERI TO JON FRANK CUNNINGHAM AND TAMMY LANETTE CUNNINGHAM, JULY 6, 2015, DOCUMENT NO. 2015-005654.  
C) CALLLED 0.54 ACRE, TRACT TWO, DEBRA PALMERI TO JON FRANK CUNNINGHAM AND TAMMY LANETTE CUNNINGHAM, JULY 6, 2015, DOCUMENT NO. 2015-005654.  
D) CALLLED 1 ACRE, BARBARA JEAN CHANDLER AND JUDY ANN MAYBERRY TO EDDIE TUNNELL AND WIFE, BRENDA GAIL TUNNELL, OCTOBER 10, 2008, DOCUMENT NO. 2008-009648.  
E) CALLLED 1.88 ACRES, MELANIE K. SAWYER HENDERSON TO PATSY L. CHANDLER, AUGUST 23, 2002, VOLUME 1746, PAGE 465.  
F) RESIDUE OF A CALLED 3.67 ACRES, MARY VONDELL FAGLE TO JANET K. WARD AND LINDA P. LEWIS, APRIL 4, 2016, DOCUMENT NO. 2016-003110.  
G) CALLLED 0.88 ACRE, WAYNE VICK, ET UX. JOYCE VICK TO JANICE LYNN ARNOLD, NOVEMBER 19, 2014, DOCUMENT NO. 2014-009293.  
H) CALLLED 1 ACRE, WILLIAM W. VICK TO LARRY WAYNE VICK, JULY 3, 2017, DOCUMENT NO. 2017-005915.  
I) CALLLED 2.00 ACRES, LITTLE HOPE-MOORE ASSOCIATION, VOLUME 429, PAGE 79.  
J) CALLLED 1.35 ACRES, KENNETH R. BILLARD, ET AL. TO BRIAN SHERWOOD, JUNE 15, 2007, VOLUME 2245, PAGE 145.  
K) CALLLED 2.55 ACRES, SUE POTTER TO LLOYD SCHOEFF AND JONNIE LYNN SCHOEFF, JULY 17, 2020, DOCUMENT NO. 2020-006777.  
L) 20' WIDE SEPTIC AND SEWER EASEMENT, VOLUME 2062, PAGE 448.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 44°13'24" E | 519.46'  |
| L2   | S 43°06'18" W | 508.54'  |
| L3   | N 44°13'24" E | 177.00'  |
| L4   | N 44°15'47" E | 121.25'  |
| L5   | N 43°48'40" E | 166.18'  |
| L6   | S 49°15'10" E | 25.10'   |
| L7   | S 45°49'04" W | 286.96'  |
| L8   | S 53°16'28" E | 282.87'  |
| L9   | N 43°39'30" E | 60.43'   |
| L10  | S 48°35'38" E | 207.54'  |
| L11  | N 43°36'47" E | 209.72'  |
| L12  | S 49°24'52" E | 206.73'  |
| L13  | S 43°05'50" W | 292.28'  |
| L14  | N 45°34'01" W | 246.45'  |
| L15  | S 44°31'51" W | 174.86'  |
| L16  | S 45°26'39" E | 251.56'  |
| L17  | S 43°06'18" W | 65.51'   |
| L18  | N 45°26'39" W | 251.56'  |
| L19  | N 44°31'51" E | 174.86'  |
| L20  | S 45°34'01" E | 246.45'  |
| L21  | S 42°51'41" W | 175.47'  |

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 2919.79' | 196.43'    | 196.39'      | S 51°20'30" E | 3°51'16"    |

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

|                 |                   |
|-----------------|-------------------|
| DRAWN BY: SJ    | SCALE: 1" = 300'  |
| SURVEYED BY: MA | REF: CUNNINGHAM   |
| DATE: 8-05-2020 | FILE NO: 1881.DWG |
|                 |                   |
|                 |                   |

**PLAT OF SURVEY**  
**MULTIPLE TRACTS LOCATED IN THE**  
**J. FORTUNE SURVEY, A-257**  
**VAN ZANDT COUNTY, TEXAS**