

SURVEY

ADDRESS: 19549 State Highway No. 64, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the Jesse Russell Survey, Abstract No. 703, Van Zandt County, Texas, same being a part of that tract of land conveyed to Julie Franklin in Document No. 2015-003047, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

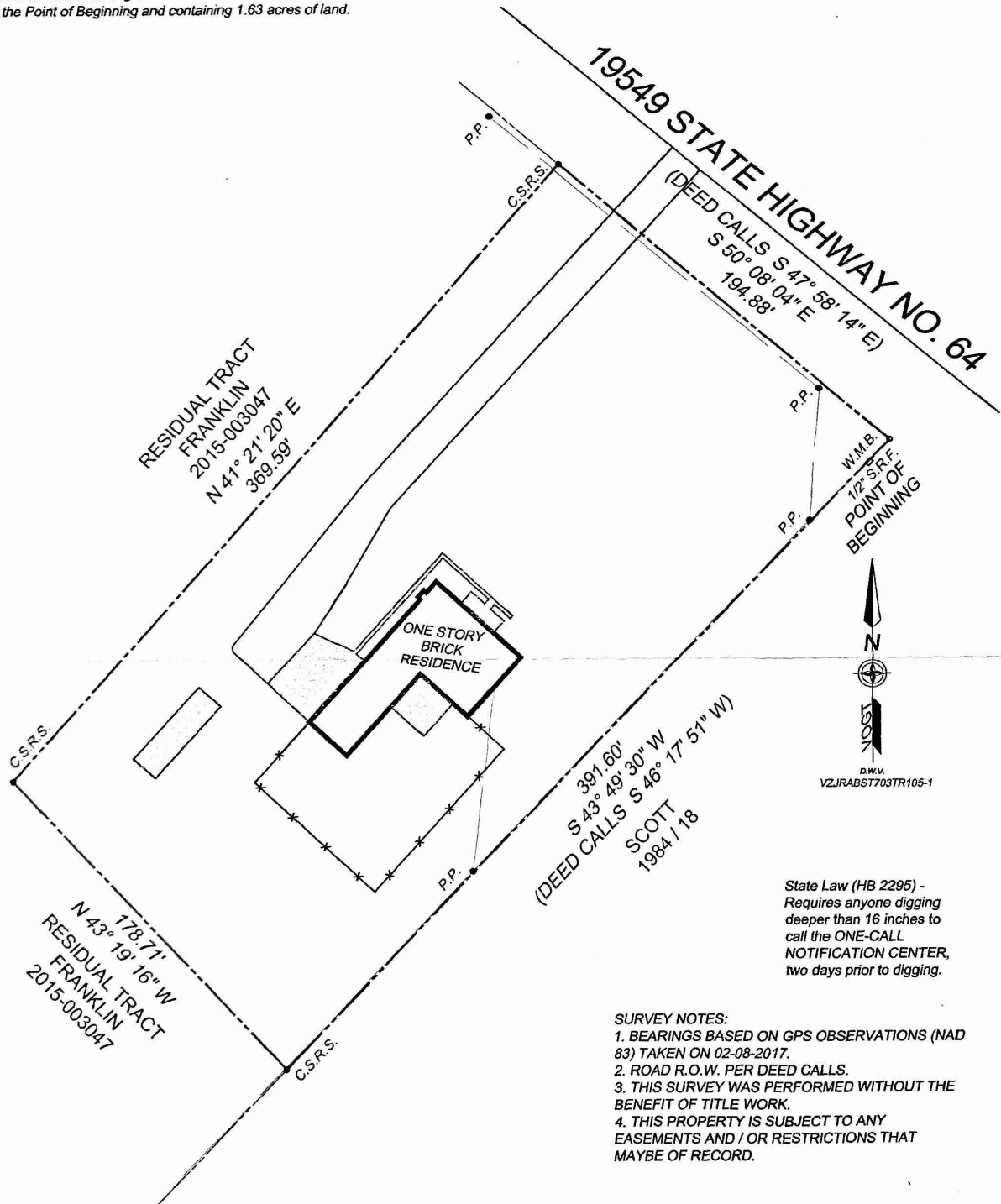
BEGINNING at a 1/2 inch steel rod found for the easterly most corner of said Franklin tract;

THENCE South 43 degrees 49 minutes 30 seconds West, with the southeast line of said Franklin tract, 391.60 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner, from which a 1 inch pipe found bears South 43 degrees 49 minutes 30 seconds West at 1052.33 feet for witness;

THENCE North 43 degrees 19 minutes 16 seconds West, 178.71 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 41 degrees 21 minutes 20 seconds East, 369.59 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner, from which a 5/8 inch steel rod found bears North 50 degrees 08 minutes 04 seconds West at 110.85 feet for witness;

THENCE South 50 degrees 08 minutes 04 seconds East, with the northeast line of said Franklin tract and the southwest right-of-way of State Highway No. 64, 194.88 feet to the Point of Beginning and containing 1.63 acres of land.



Revision: 02-16-2017 (front dim)

Date: 02-14-2017

Survey No.: 17.3212

Titlework by: None

G.F. No.: None

Scale: 1"=50'

Purchaser:

Seller: Franklin

LEGEND

Steel Rod Found S.R.F. o

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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