

E. PORTER SURVEY
ABSTRACT NO. 649

CALL: 11.007 AC.
RICHARD B. HARDIN, ET UX.
VOL. 967, PG. 795

CALL: 2.5 AC.
DAVID REYES
DOC. NO. 2015-005821

CALL: 2.00 AC.
M & R LANDSLIDE LLC.
DOC. NO. 2021-000408

CALL: 1.02 AC.
KEITH PARKER STRINGER
DOC. NO. 2023-000467

SURVEYED:
19.34 ACRES

CALL: 2.802 AC.
THOMAS A. CLINKSCALES, ET UX.
VOL. 2104, PG. 56

CALL: REMAINDER OF 4.802 AC.
DON L. WILLIAMS, ET UX.
VOL. 1886, PG. 300

CALL: 1.97 AC. (SECOND TRACT)
BRUCE STEWART
DOC. NO. 2012-006119

CALL: 4.64 AC. (FIRST TRACT)
BRUCE STEWART
DOC. NO. 2012-006119

CALL: 23.747 AC. (TRACT ONE)
KEITH STRINGER, ET UX.
DOC. NO. 2019-011371

CALL: 2.196 AC.
JIMMIE LEE BARNHILL, JR., ET UX.
DOC. NO. 2019-010037

CALL: 50.19 AC.
RICHARD ALLEN WINFIELD, ET AL.
DOC. NO. 2011-009259

STATE HIGHWAY NO. 19

COUNTY ROAD NO. 4201

LINE	BEARING	DISTANCE
L1	N 04°47'00" W	90.13'
L2	S 13°38'09" E	57.84'

FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

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.

RESEARCH OF EASEMENTS BY THIS SURVEYOR WAS LIMITED TO THE FOLLOWING, IN CONNECTION WITH G.F. #VZ24-01009: 10)

RECORD DEDICATION OF STATE HIGHWAY NO. 19 & COUNTY ROAD NO. 4201 WAS NOT FOUND BY THIS SURVEYOR.

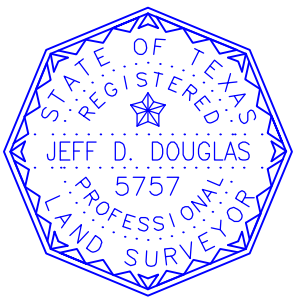
BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS98) REFERENCED TO THE SMARTNET RTK NETWORK.

NOTE: SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATION MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATION. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.

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 JANUARY, 2024.

GIVEN UNDER BY HAND & SEAL, THIS THE 11TH DAY OF JANUARY, 2024.

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



PLAT OF SURVEY
SHOWING PART OF THE
E. PORTER SURVEY, ABSTRACT NO. 649
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 100 FEET

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STANGER SURVEYING CANTON LLC

(NON-TRANSFERABLE)
STANGER
SURVEYING CANTON LLC
13878 STATE HIGHWAY NO. 64
BEN WHEELER, TEXAS 75754
(903) 833-1006

SURVEY COMPLETED: 01-11-2024
JOB NO: C240001



LEGEND
--- PATENT SURVEY LINE (APPROXIMATE LOCATION)
X-X FENCE
-P- POWER LINE
P POWER POLE
I.R.F. = IRON ROD (FOUND)
● = IRON ROD (SET) W/CAP STAMPED "STANGER" UNLESS OTHERWISE NOTED