

Q.C. NUGENT SURVEY,
ABSTRACT NO. 618

CALLED 3.798 ACRES
HENRY C. LEXIS
GENERAL WARRANTY DEED
VOLUME 2097, PAGE 130
O.P.R.V.Z.C.T.

LOT 1
SURVEYED
0.58 ACRES
PART CALLED 2.49 ACRES
STACY ALEXANDER
SPECIAL WARRANTY DEED
DOCUMENT NO. 2024-009999
O.P.R.V.Z.C.T.
(RESERVED FOR FUTURE
DEVELOPMENT)

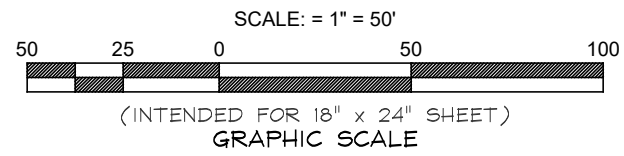
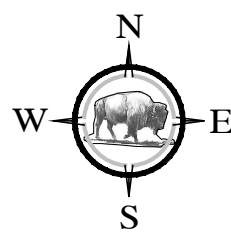
CALLED 0.88 OF AN ACRE
JEANETTE WHITAKER SUMNER
WARRANTY DEED
VOLUME 1114, PAGE 890
R.R.V.Z.C.T.

CALLED 5.891 ACRES
T.G.M. VENTURES, LLC
WARRANTY DEED WITH VENDOR'S LIEN
(WITHOUT TITLE EXAMINATION OR SURVEY)
DOCUMENT NO. 2010-008784
R.R.V.Z.C.T.

TAYLOR SHAMLIN EST.
VOLUME 93, PAGE 461
D.R.V.Z.C.T.

LEGEND

- ▲ (CM) - CONTROLLING MONUMENT
- - MONUMENT FOUND (AS DESCRIBED)
- - MONUMENT SET (AS DESCRIBED)
- - POINT FOR CORNER
- ⊕ - WATER METER
- ⊖ - ELECTRIC PEDESTAL
- ⊗ - TELEPHONE PEDESTAL
- ⊙ - AIR CONDITIONER
- ⊚ - ELECTRIC METER
- ⊛ - GAS METER
- ⊜ - CABLE TV MARKER
- ⊝ - OVERHEAD ELECTRIC
- ⊞ - POWER POLE
- ⊟ - GUY WIRE
- ⊠ - APPROXIMATE LOCATION OF SURVEY LINE



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **Trey Russell**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Canton, Texas.

Given Under my Hand & Seal this the 7th day of May, 2025.

Trey A. Russell
Registered Professional Land Surveyor
State of Texas No. 7026



METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

All that certain 0.58 of an acre lot, tract, or parcel of land situated in the Q.C. Nugent Survey, Abstract No. 618, Van Zandt County, Texas. Being part of a called 2.49 acre tract into Stacy Alexander in Special Warranty Deed in Document No. 2024-009999 in the Official Public Records of Van Zandt County, Texas (O.P.R.V.Z.C.T.) and being more particularly described as follows:

BEGINNING at a PK nail with shiner found stamped "BISON CREEK" located at or near the centerline of County Road 2130 and in the southwest right of way of the South I-20 Access Road for the northeast corner of the hereon described tract, same being the northeast corner of said 2.49 acre Alexander tract and same being the northwest corner of a called 0.88 acre tract into Jeanette Whitaker Sumner in Volume 1114, Page 890 of the Real Records of Van Zandt County, Texas (R.R.V.Z.C.T.) and being located at or near the centerline of County Road 2130;

THENCE South 29°23'05" West along the southeast line of said 2.49 acre Alexander tract and generally with centerline of said County Road 2130 a distance of 150.10 feet to a PK nail with shiner set stamped "BISON CREEK" for the southeast corner of the hereon described tract and from which a PK nail with shiner found stamped "BISON CREEK" for an angle corner of said 2.49 acre Alexander tract bears South 29°23'05" West a distance of 59.90 feet;

THENCE North 64°27'51" West severing across and through said 2.49 acre Alexander tract a distance of 164.89 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the southwest corner of the hereon described tract;

THENCE North 25°22'46" East severing across and through said 2.49 acre Alexander tract a distance of 145.52 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the northwest corner of the hereon described tract located in the southwest right of way of South I-20 Access Road from which a 1/2" capped iron rod found stamped "BISON CREEK" for the northwest corner of said 2.49 acre Alexander tract bears North 65°50'54" West a distance of 84.00 feet;

THENCE South 65°50'54" East along the northeast line of said 2.49 acre Alexander tract and along the southwest right of way of South I-20 Access Road a distance of 175.41 feet to the **POINT OF BEGINNING** and containing 0.58 of an acre of land of which approximately 0.10 of an acre lies within County Road 2130.

SURVEY NOTES

- 1) The Basis of Bearing is Grid North as tied with the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83). Distances shown are in Surface Values of US-Survey Feet.
- 2) Selling a portion of this addition by metes and bounds is a violation of the City of Canton subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
- 3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48467C0300C, dated December 17, 2010, this property does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain) determined by graphic plotting only.
- 4) Monuments labeled set will be set upon approval of this plat.
- 5) This property lies within the ETJ of the City of Canton.

STATE OF TEXAS
COUNTY OF VAN ZANDT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Stacy Alexander, owner of Lot 1, Alexander Addition do hereby certify that as the legal owner of the above described tract of land and do hereby convey to the public or public use, the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

Stacy Alexander _____ Date _____

STATE OF TEXAS
COUNTY OF VAN ZANDT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Stacy Alexander**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose of consideration therein expressed.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

MY COMMISSION EXPIRES ON: _____

CERTIFICATE OF APPROVAL:

KNOW ALL MEN BY THESE PRESENTS:
The City Council of the City of Canton, Texas voted affirmatively on this _____ day of _____, 20____, to approve of this Final Plat, after action by the Planning and Zoning Commission.

Mayor, City of Canton _____ Date _____

ATTEST:
City Secretary, City of Canton, Texas _____ Date _____

STATE OF TEXAS
COUNTY OF VAN ZANDT

County Clerk _____ Date _____
Van Zandt County, Texas

FINAL PLAT
LOT 1 ALEXANDER ADDITION
A PLAT OF A PORTION OF 2.49 ACRES
LOCATED IN THE Q.C. NUGENT
SURVEY, ABSTRACT NO. 618
CITY OF CANTON, VAN ZANDT
COUNTY, TEXAS

OWNER
STACY ALEXANDER
892 VZ COUNTY ROAD 4410
CANTON, TX, 75103

PREPARED BY:

BISON CREEK

Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880

