

SURVEY

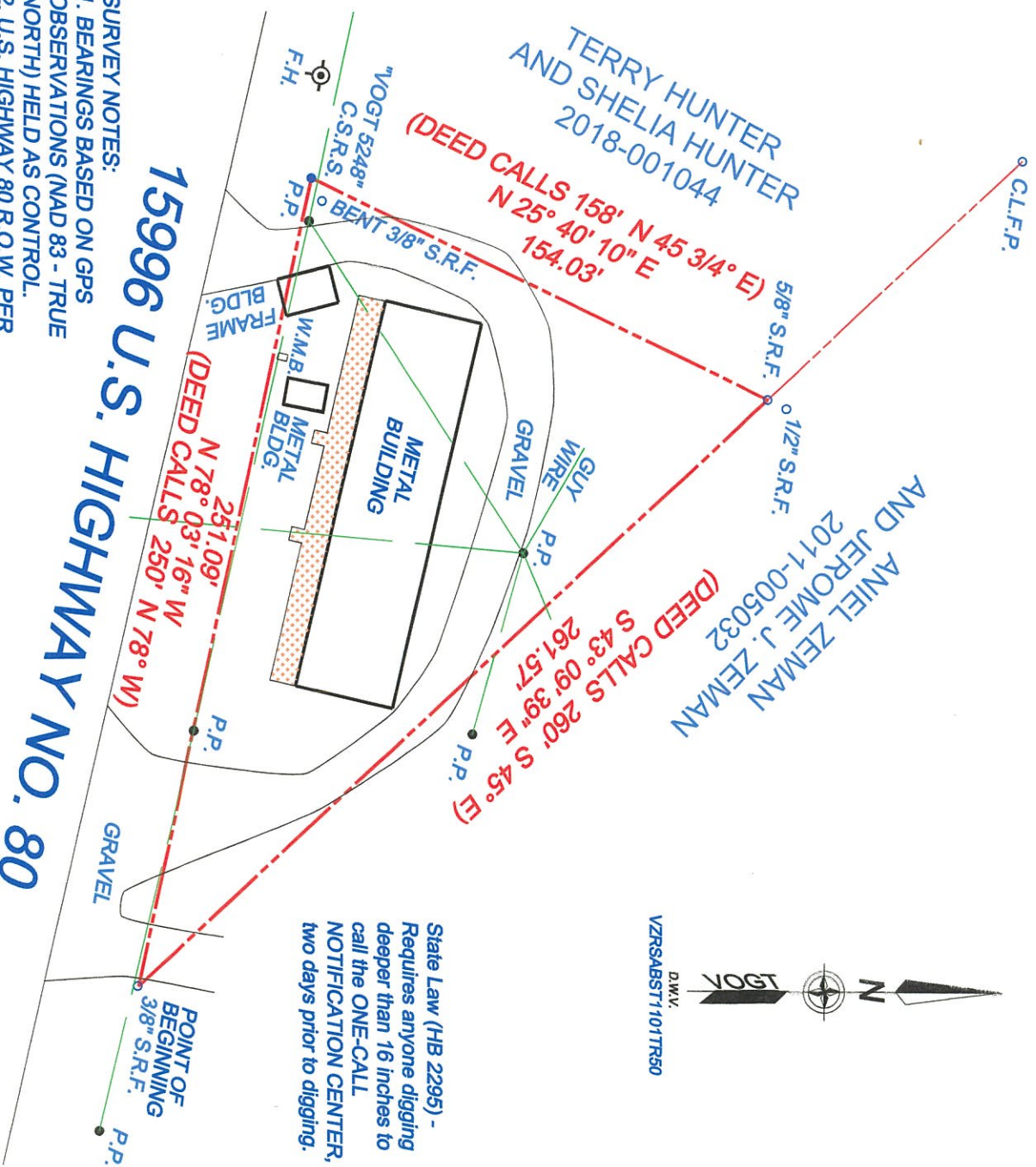
ADDRESS: 15996 U.S. Highway No. 80, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the R. E. Slaughter Survey, Abstract No. 1101, Van Zandt County, Texas, being that tract of land to Stephen Goode in Volume 1020, Page 505, Deed Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at $\frac{3}{8}$ inch steel rod found for the easterly most corner of said tract;
THENCE North 78 degrees 03 minutes 16 seconds West, with the north right-of-way of U.S. Highway No. 80, 251.09 feet to a $\frac{1}{2}$ inch steel rod set and capped "Vogt 5248" for corner, from which a bent $\frac{3}{8}$ inch steel rod found bears North 65 degrees 11 minutes 53 seconds East at 7.7 feet for witness;

THENCE North 25 degrees 40 minutes 10 seconds East, 154.03 feet to a $\frac{5}{8}$ inch steel rod found for corner, from which a chain link fence post found bears North 43 degrees 07 minutes 37 seconds West at 106.26 feet and a $\frac{1}{2}$ inch steel rod found bears North 25 degrees 57 minutes 03 seconds East at 6.32 feet for witness;

THEENCE South 43 degrees 09 minutes 39 seconds East, 261.57 feet to the Point of Beginning and containing 0.43 of an acre of land.



SURVEY NOTES:

1. BEARINGS BASED ON GPS OBSERVATIONS (NAD 83 - TRUE NORTH) HELD AS CONTROL.
2. U.S. HIGHWAY 80 R.O.W. PER DEED CALLS.
3. EASEMENTS NOT RESEARCHED OR SHOWN.

Date: 07-25-2023
Survey No.: 23.
Titelwork by: None
G.F. No.: None
Scale: 1"=50'
Purchaser:
Seller: Goode

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.

LEGEND

Steel Rod Found S.R.F. ○
Steel Rod Set S.R.S. ●
Fence ✕
Property Line - - -



Dennis Vogt R.P.L.S. 5248

P. O. Box 852

Canton, Texas 75103

Phone (903) 865-1044

dvogtsurveying@yahoo.com

Copyright 2023 Dennis Vogt