

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;

THENCE 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.

VZDCACTIAATREOON
D.W.V.

State Law (HB 2295) -
Requires anyone digging
deeper than 16 inches to
call the ONE-CALL
NOTIFICATION CENTER.
two days prior to digging

**TERRY HUNTER
AND SHELIA HUNTER
2018-001044**

(DEED CALLS 158', N 45 3/4° E)
N 25° 40' 10" E
154.03'

5/8" S.R.F. **1/2" S.R.F.**

MAIN DEED CALLS
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S 43° 09' 39" E
-328.97
S 43° 09' 39" E
-329.43
S 43° 09' 39" E
-330.89
S 43° 09' 39" E
-332.35
S 43° 09' 39" E
-333.81
S 43° 09' 39" E
-335.27
S 43° 09' 39" E
-336.

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.

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

LEGEND



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Steel Rod Found S.R.F.O
Steel Rod Set S.R.S. ●
Fence _____
Property Line _____
_____ X _____