

LINE	BEARING	DISTANCE
L1	S 62°09'30" E	118.76'
L2	S 01°12'59" E	17.14'
L3	N 82°11'57" W	105.00'
L4	N 01°18'56" W	58.36'
L5	S 08°27'51" W	105.11'
L6	N 82°08'16" W	175.09'
L7	N 08°02'05" E	104.87'
L8	S 82°12'59" E	175.87'
L9	S 62°09'30" E	32.42'
L10	N 82°12'59" W	28.69'
L11	N 01°12'54" W	11.26'

TRACT LEGEND:

A) CALLED 0.09 ACRES, TRACT ONE, PAULA WHISENHUNT TO CHRIS MEANS AND JESSICA MEANS, JANUARY 30, 2020, DOCUMENT NO. 2020-001087.

B) CALLED 0.36 ACRES, TRACT TWO, PAULA WHISENHUNT TO CHRIS MEANS AND JESSICA MEANS, JANUARY 30, 2020, DOCUMENT NO. 2020-001087.

C) CALLED 0.004 ACRES, TRACT THREE, PAULA WHISENHUNT TO CHRIS MEANS AND JESSICA MEANS, JANUARY 30, 2020, DOCUMENT NO. 2020-001087.

D) LOT 8, BLOCK 1 OF THE CRAWFORD ADDITION, MARCY MANNEN TO CHRIS MEANS AND JESSICA MEANS, JANUARY 30, 2020, DOCUMENT NO. 2020-001050.

NOTE: "O" DENOTES POINT FOR CORNER UNLESS OTHERWISE NOTED.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of February, 2022.

GIVEN UNDER MY HAND & SEAL, this the 16th day of February, 2022.

Jace D. Scarbrough
JACE D. SCARBROUGH - R.P.L.S. No. 6289



LEGEND	
Pipe Fence	—○—
Chain Link Fence	—□—
Powerline	—E—
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND



PLAT OF SURVEY
MULTIPLE TRACTS LOCATED IN THE
P. KUYKENDALL SURVEY, A-485
VAN ZANDT COUNTY, TEXAS



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: SJ	SCALE: 1" = 40'
SURVEYED BY: RS	REF: MEANS
DATE: 02-16-2022	FILE NO: 2972.DWG

P. KUYKENDALL
SURVEY, A-465

Block 2

McCullom Street (per plat)
(undeveloped)

PLAT OF SURVEY

CRAWFORD ADDITION
TOWN OF FRUITVALE
(Glide 160B, P.R.V.Z.C.T.)

U.S. HIGHWAY 80
(variable width right-of-way)

SCALE: 1" = 40'

County Road 1910

0.090 AC.

0.004 AC.

0.423 AC.

I, Jace D. Scarbrough, Registered Professional Land Surveyor No. 6289, do hereby state that the plat hereon was prepared from an actual survey made by me or under my supervision on the ground of the property located in the P. Kuykendall Survey, Abstract No. 465, Van Zandt County, Texas and being described as follows: All of Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, and Lot 14, the remainder of Lot 15, Lot 16, and Lot 5, Block 1 of the CRAWFORD ADDITION TO THE TOWN OF FRUITVALE, Van Zandt County, Texas, according to the plat of said subdivision as appears of record on Glide 160B, of the Plat Records of Van Zandt County, Texas.