

J. DOUTHIT SURVEY,  
ABSTRACT NO. 198

SURVEYED  
1.311 ACRES  
CALLED 1.310 ACRES  
"TRACT TWO"  
SPECIAL WARRANTY DEED  
HACKNEY FAMILY  
REVOCABLE LIVING TRUST  
DOCUMENT NO. 2025-009260  
O.P.R.V.Z.C.T.

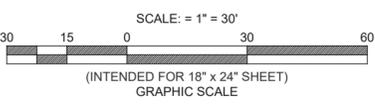
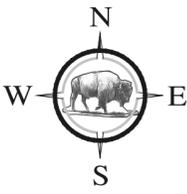
CALLLED 7.972 ACRES  
GENERAL WARRANTY DEED  
BROOKSHIRE GROCERY  
COMPANY  
VOLUME 2038, PAGE 21  
R.R.V.Z.C.T.

**LINE TABLE**

L1	= S 46°03'13" E 19.81'
	(DEED = S 44°29'45" E 20.00')
L2	= N 45°30'15" E 45.00'
	(DEED = N 45°30'15" E 45.00')

**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
- ⊗ = WOOD FENCE
- ⊘ = CHAIN LINK FENCE
- ⊙ = WIRE FENCE
- ⊕ = OVERHEAD ELECTRIC
- ⊖ = POWER POLE
- ⊗ = GUY WIRE
- ⊘ = WATER VALVE
- ⊙ = SANITARY SEWER MANHOLE
- - - SL - - - = APPROXIMATE LOCATION OF SURVEY LINE



**METES AND BOUNDS**  
STATE OF TEXAS  
COUNTY OF VAN ZANDT

All that certain 1.311 acre lot, tract, or parcel of land situated in the J. Douthit Survey, Abstract No. 198, Van Zandt County, Texas. Being all of a called 1.310 acre tract described as "Tract Two" in a special warranty deed to Hackney Family Revocable Living Trust as recorded in Document No. 2025-009260, of 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 busted concrete monument found at the intersection of the Southwest right of way line of State Highway No. 64 with the Northwest right of way line of State Highway No. 243 for the East corner of said 1.310 acre Hackney Family tract;

**THENCE:** South 16° 37' 22" West, along said Northwest right of way line of State Highway No. 243 and the Easterly line of said 1.310 acre Hackney Family tract, a distance of 271.75 feet to a busted concrete monument found for the Southeast corner of same;

**THENCE:** South 80° 16' 31" West, along the Northerly right of way line of State Highway No. 243 and the Southerly line of said 1.310 acre Hackney Family tract, a distance of 162.06 feet to a 1/2" capped iron rod found for the Southwest corner of same;

**THENCE:** North 09° 44' 04" West, along the Westerly line of said 1.310 acre Hackney Family tract, a distance of 166.63 feet to a 1/2" capped iron rod found stamped "SUMMIT SURVEYING" for the Northwest corner of same;

**THENCE:** North 43° 47' 06" East, along the most Westerly Northwest line of said 1.310 acre Hackney Family tract, a distance of 231.37 feet to a 1/2" capped iron rod found stamped "SUMMIT SURVEYING" for the most Westerly North corner of same;

**THENCE:** South 46° 03' 13" East, along the most Westerly Northeast line of said 1.310 acre Hackney Family tract, a distance of 19.81 feet to a 1/2" capped iron rod found for an "ell" corner of same;

**THENCE:** North 45° 30' 15" East, along the most Northerly Northwest line of said 1.310 acre Hackney Family tract, a distance of 45.00 feet to a 1/2" capped iron rod found stamped "SUMMIT SURVEYING" in the Southwest right of way line of State Highway No. 64 for the most Easterly North corner of same;

**THENCE:** South 44° 03' 25" East, along the most Easterly Northeast line of said 1.310 acre Hackney Family tract and said Southwest right of way line of State Highway No. 64, a distance of 86.35 feet to the POINT OF BEGINNING and containing 1.311 acres of land.

**TO:** Hackney Family Trust

I, Mason Lewis, Registered Professional Land Surveyor No. 7110, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 13th day of February, 2026 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Engineers and Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties. ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

*Mason Lewis*



Mason Lewis, R.P.L.S.  
Texas Registration No. 7110  
Date: February 17th, 2026  
BISON CREEK LAND SERVICES, LLC.  
29740 State Highway 64  
Canton, Texas 75103  
Phone (903) 873-3600

**SURVEY NOTES:**

- 1) Except as shown there are no visible protrusions.
- 2) Bearings are based from the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83) as observed by GPS. Distances shown are in Surface Values of US-Survey Feet.
- 3) Bearings and/or distances shown are measured unless otherwise noted. Calls shown in parenthesis are a reference to the deed of record.
- 4) This Survey was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided unto him prior to the date in which the survey was completed.



**BISON CREEK  
LAND SERVICES, LLC**  
WWW.BISONCREEK.COM

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**SURVEY**  
BEING A 1.311 ACRE TRACT OF LAND  
SITUATED IN THE J. DOUTHIT SURVEY,  
ABSTRACT NO. 198  
VAN ZANDT COUNTY, TEXAS

STATE HIGHWAY 64 AND  
STATE HIGHWAY 243,  
CANTON, VAN ZANDT  
COUNTY, TEXAS

SCALE: 1" = 30'	REVISION:
DATE: 02/16/26	
APPROVED BY: MTL	
DRAWN BY: MTL	
CREW: AMJ/CC	
PROJECT NO: 26-0160	
SHEET <b>1</b> OF 1	