

JESSE RUSSELL SURVEY
ABSTRACT NO. 703

**TRACT 2
SURVEYED:
0.86 ACRES**

**TRACT 1
SURVEYED:
9.20 ACRES**

**PLAT OF SURVEY
SHOWING PART OF THE
JESSE RUSSELL SURVEY, ABSTRACT NO. 703
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 200 FEET**

FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

IN PROVIDING THIS BOUNDARY SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

BEARINGS ARE "GROUND" AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS98) REFERENCED TO THE TRIMBLE TEXAS RTK COOPERATIVE NETWORK VRS3 NET ADVANCED, COMBINED SCALE FACTOR 1.00012

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE. (C1500048)

NOTE: SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATION MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATION. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.

I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2015.

GIVEN UNDER MY HAND & SEAL, THIS THE 18TH DAY OF MARCH, 2015.

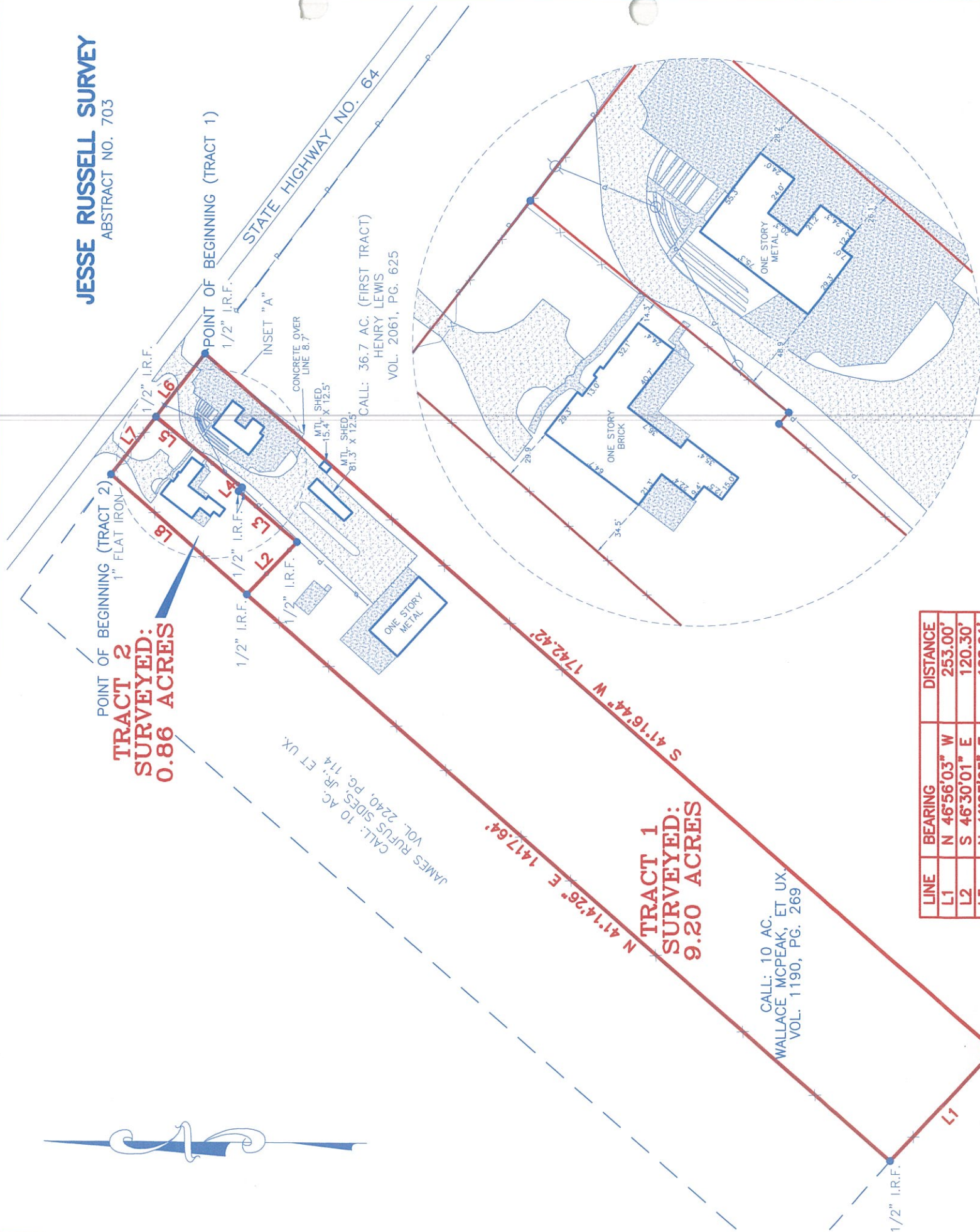
BY: 
JEFF D. DOUGLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5757
TBPLS FIRM NO. 10025701



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STANGER SURVEYING CANTON LLC
CANTON, TEXAS

(NON-TRANSFERABLE)
STANGER
SURVEYING CANTON LLC
581 South Trade Days Blvd.
Canton, Texas 75103
(903) 567-5680

SURVEY COMPLETED: 03-18-2015
FB/PG: VZ 281/27 JOB NO: C1500048



LINE	BEARING	DISTANCE
L1	N 46°56'03" W	253.00'
L2	S 46°30'01" E	120.30'
L3	N 41°03'23" E	128.01'
L4	S 49°23'45" E	8.34'
L5	N 39°05'37" E	184.63'
L6	S 52°34'37" E	133.11'
L7	S 52°34'37" E	121.49'
L8	N 41°14'26" E	299.77'

- LEGEND
- = WOOD FENCE
 - = BARBED WIRE FENCE
 - = POWER LINE
 - = POWER POLE
 - = GUY ANCHOR
 - = IRON ROD (FOUND)
 - = IRON ROD (SET)



INSET "A"
NOT TO SCALE

CALL: 10 AC.
WALLACE MCPHEAK, ET UX.
VOL. 1190, PG. 269

CALL: 35.241 AC.
JIMMY DON MILLER
VOL. 907, PG. 919

CALL: 36.7 AC. (FIRST TRACT)
HENRY LEWIS
VOL. 2061, PG. 625

CALL: 10 AC.
JAMES RUFUS SIDES, JR. ET UX.
VOL. 2240, PG. 714

STATE HIGHWAY NO. 64

POINT OF BEGINNING (TRACT 1)

POINT OF BEGINNING (TRACT 2)
1" FLAT IRON

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

CONCRETE OVER
LINE 8.7

MTL. SHED
15.4' X 12.5'

MTL. SHED
81.3' X 12.5'

ONE STORY METAL

ONE STORY BRICK

ONE STORY METAL

ONE STORY METAL

ONE STORY METAL

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