

LINE	BEARING	DISTANCE
L1	N 82°08'16" W	34.02'
L2	S 62°09'30" E	19.70'
L3	S 01°18'56" E	58.36'
L4	N 01°12'59" W	17.14'
L5	S 62°09'30" E	16.94'
L6	S 01°12'54" E	11.26'
L7	S 82°12'59" E	28.69'
L8	S 62°09'30" E	43.74'

P. KUYKENDALL
SURVEY, A-465

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: FIELD NOTES TO ACCOMPANY THIS PLAT.

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 11th day of March, 2022.

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



Point for Corner
3" Steel Post Fnd. bears:
N 03°50'58" E - 0.60'

Point for Corner
2" Steel Post Fnd. bears:
S 03°50'58" W - 0.66'
3/4" IP Fnd. bears:
S 71°57'13" E - 6.67'

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)



Block 2

0.191 AC.

McCullom Street (per plat)
(undeveloped)

Block 1

Point for Corner
1/2" IR Fnd. bears:
S 82°12'59" E - 5.52'

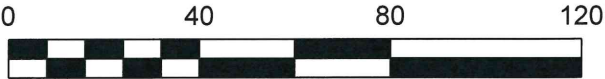
TEXAS & PACIFIC RAILROAD

County Road 1910

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: A portion of Block 1 and McCullom Street 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.

LEGEND

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



PLAT OF SURVEY
0.191 AC. 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: 03-11-2022	FILE NO: 2972A.DWG

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

0.191 OF AN ACRE

All that certain lot, tract or parcel of land located within the P. Kuykendall Survey, Abstract No. 465 of Van Zandt County, Texas, being a portion of Block 1 (15' wide alley) and a portion of McCullom Street (undeveloped) of the Crawford Addition to the Town of Fruitvale, according to the plat of said addition as appears of record on Glide 160B, of the Plat Records of Van Zandt County, Texas, and this 0.191 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in the East line of said McCullom Street and the North line of Texas & Pacific Railroad right-of-way at the Southwest corner of Lot 14, Block 1, from which a 3/8" Iron Rod Found at the South common corner of Lot 13 and Lot 12, Block 1, bears South 82 deg. 08 min. 16 sec. East, a distance of 50.22 feet;

THENCE North 82 deg. 08 min. 16 sec. West, with the North right-of-way of said Texas & Pacific Railroad, a distance of 34.02 feet to a Point for Corner, from which a 3/4" Iron Pipe Found South 71 deg. 57 min. 13 sec. East, a distance of 6.67 feet;

THENCE North 03 deg. 50 min. 58 sec. East, across said McCullom Street and with a fence, passing a 2" Steel Post Fence Corner Found at 0.66 feet and continuing for a total distance of 184.67 feet to a Point for Corner in the South right-of-way of U.S. Highway 80, from which a 3" Steel Post Fence Corner Found bears North 03 deg. 50 min. 58 sec. East, a distance of 0.60 feet;

THENCE South 62 deg. 09 min. 30 sec. East, with the South right-of-way of said U.S. Highway 80, a distance of 19.70 feet to a 3/8" Iron Found in the East line of said McCullom Street and the West line of Lot 16, Block 1;

THENCE South 01 deg. 18 min. 56 sec. East, with the common line of said McCullom Street, Lot 16, and Lot 15, Block 1, a distance of 58.36 feet to a 1/2" Iron Rod Found in the North line of said 15' wide alley at the Southwest corner of said Lot 15;

THENCE South 82 deg. 11 min. 57 sec. East, with the common line of said 15' wide alley and Lot 15, a distance of 105.00 feet to a Point for Corner in the West line of said 15' wide alley at the Southeast corner of said Lot 15;

THENCE North 01 deg. 12 min. 59 sec. West, with the common line of said 15' wide alley and said Lot 15, distance of 17.14 feet to a 1/2" Iron Rod Set for corner in the South right-of-way of said U.S. Highway 80;

THENCE South 62 deg. 09 min. 30 sec. East, with the South right-of-way of said U.S. Highway 80, a distance of 16.94 feet to a 1/2" Iron Rod Set for corner in the East line of said 15' wide alley and the West line of Lot 5, Block 1;

THENCE South 01 deg. 12 min. 54 sec. East, with the common line of said 15' wide alley and said Lot 5, a distance of 11.26 feet to a Point for Corner in the North line of said 15' wide alley at the Southwest corner of said Lot 5;

THENCE South 82 deg. 12 min. 59 sec. East, with the common line of said 15' wide alley and Lot 5, a distance of 28.69 feet to a Point for Corner in the South right-of-way of said U.S. Highway 80;

0.191 OF AN ACRE
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THENCE South 62 deg. 09 min. 30 sec. East, with the South right-of-way of said U.S. Highway 80, a distance of 43.74 feet to a Point for Corner in the South line of said 15' wide alley and the North line of Lot 8, Block 1, from which a 1/2" Iron Rod Found at the North common corner of said Lot 8 and Lot 7, Block 1, bears South 82 deg. 12 min. 59 sec. East, a distance of 5.52 feet;

THENCE North 82 deg. 12 min. 59 sec. West, with the common line of said 15' wide alley, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, and Lot 14, Block 1, a distance of 170.36 feet to a 1/2" Iron Rod Found in the East line of said McCullom Street at the Northwest corner of said Lot 14;

THENCE South 08 deg. 02 min. 05 sec. West, with the common line of said McCullom Street and said Lot 14, a distance of 104.87 feet to the POINT OF BEGINNING AND CONTAINING 0.191 OF AN ACRE OF LAND. See Map No. 2972A prepared in conjunction with these field notes. 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 the field notes hereon were prepared from a survey made on the ground under my supervision during the month of February, 2022.

GIVEN UNDER MY HAND & SEAL, this the 11th day of March, 2022.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289

