

CALL: 61.0 AC.
G. P. STROUD
VOL. 275, PG. 1



0.12 OF AN ACRE LIES WITHIN A 20' STRIP OF LAND DESCRIBED FOR THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO INSTALL PUBLIC UTILITIES (VOL. 1053, PG. 974). A ROAD OR PUBLIC UTILITIES WERE NOT FOUND INSIDE 20' STRIP WITHIN THE BOUNDS OF THE 9.31 ACRE TRACT SURVEYED.

PLAT OF SURVEY
SHOWING PART OF THE
WM. F. SPARKS SURVEY, ABSTRACT NO. 767
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 200 FEET

EASEMENTS WERE NOT RESEARCHED.

REFERENCE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

BEARING BASIS:

BEARINGS ARE BASED ON THE RECORD BEARING OF "N 45°10'47" E" ALONG THE MONUMENTED NORTHWEST