

SURVEY PLAT



RHODES

Surveying ©

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BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 527 COUNTY ROAD 1208, in VAN ZANDT COUNTY Texas.

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

BEING a portion tract of land situated in the David Towns Survey, Abstract No. 845, Van Zandt County, Texas conveyed to Joe Cleaver as recorded in Volume 1147, Page 65 deed records, Van Zandt County, Texas as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch red capped iron rod found for corner, being in the Northeast line of County Road 1208, being the South corner of Lot 7 of Corral Acres an addition to Van Zandt County, Texas as recorded in Volume 3, Page 29, map records, Dallas County, Texas and being the West line of said Cleaver tract;

THENCE North 50 degrees 15 minutes 13 seconds East, a distance of 512.92 feet to a fence post found for corner;

THENCE North 50 degrees 41 minutes 24 seconds East, a distance of 13.11 feet to a fence post found for corner;

THENCE South 39 degrees 06 minutes 35 seconds East, a distance of 235.22 feet to a fence post found for corner;

THENCE North 51 degrees 00 minutes 23 seconds East, a distance of 317.36 feet to a fence post found for corner;

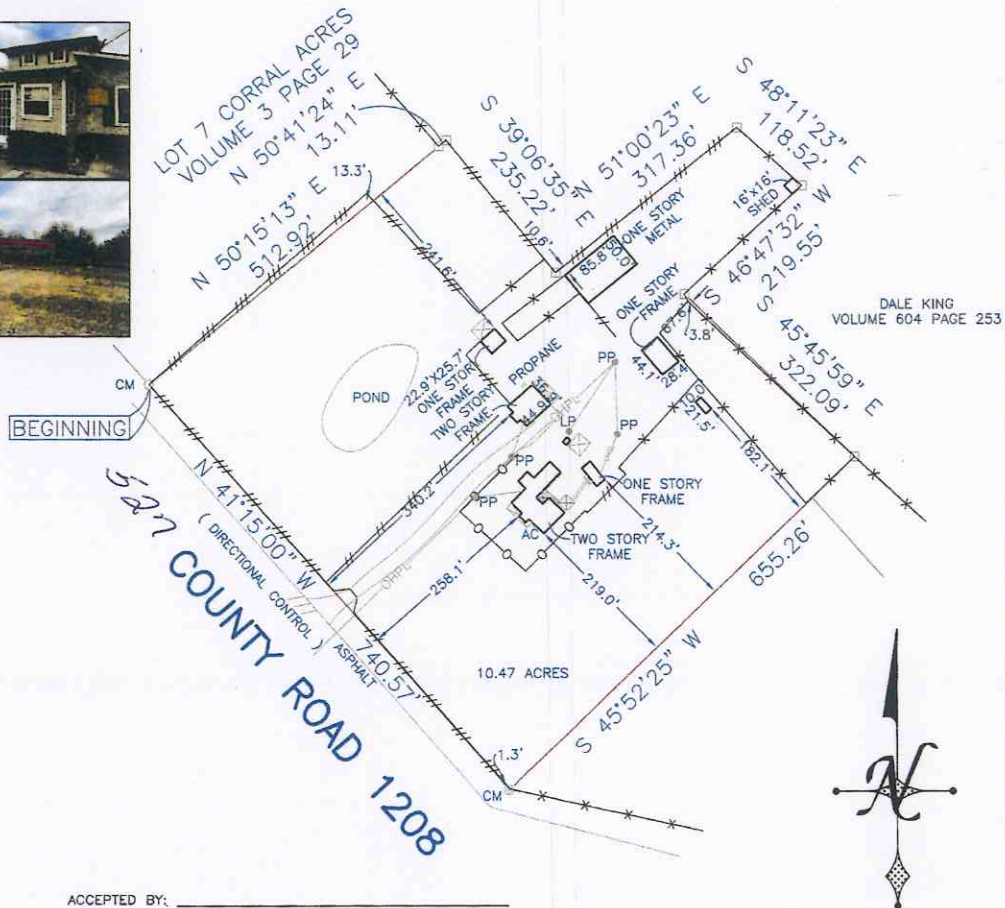
THENCE South 48 degrees 11 minutes 23 seconds East, a distance of 118.52 feet to a fence post found for corner;

THENCE South 46 degrees 47 minutes 32 seconds West, a distance of 219.55 feet to a fence post found for corner;

THENCE South 45 degrees 45 minutes 59 seconds East, a distance of 322.09 feet to a fence post found for corner;

THENCE South 45 degrees 52 minutes 25 seconds West, a distance of 655.26 feet an angle iron found for corner, being in the Northeast corner of said County Road 1208;

THENCE North 41 degrees 15 minutes 00 seconds West, a distance of 740.57 feet to the PLACE OF BEGINNING and containing 10.47 acres of land.



ACCEPTED BY: _____



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TOWN SQUARE TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'

Date: 2/5/2016

G. F. No.: 18382

Job no.: 94697A

Drawn by: CW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TOWN SQUARE TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	BOUNDARY LINE
RESIDENCE	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET X	
FENCE POST FOUND FOR CORNER	
5/8" IRON ROD FOUND	
ANGLE IRON FOUND	
CM - CONTROL MONUMENT	
CO - CLEAN CUT	PE - POOL EQUIP
GM - GAS METER	PP - POWER POLE
PH - FIRE HYDRANT	WM - WATER METER
LP - LIGHT POLE	WV - WATER VALVE
MH - MANHOLE	
(UNLESS OTHERWISE NOTED)	

