

2800 FM 16 11+/-acres

Boundaries and info to be verified by buyer.



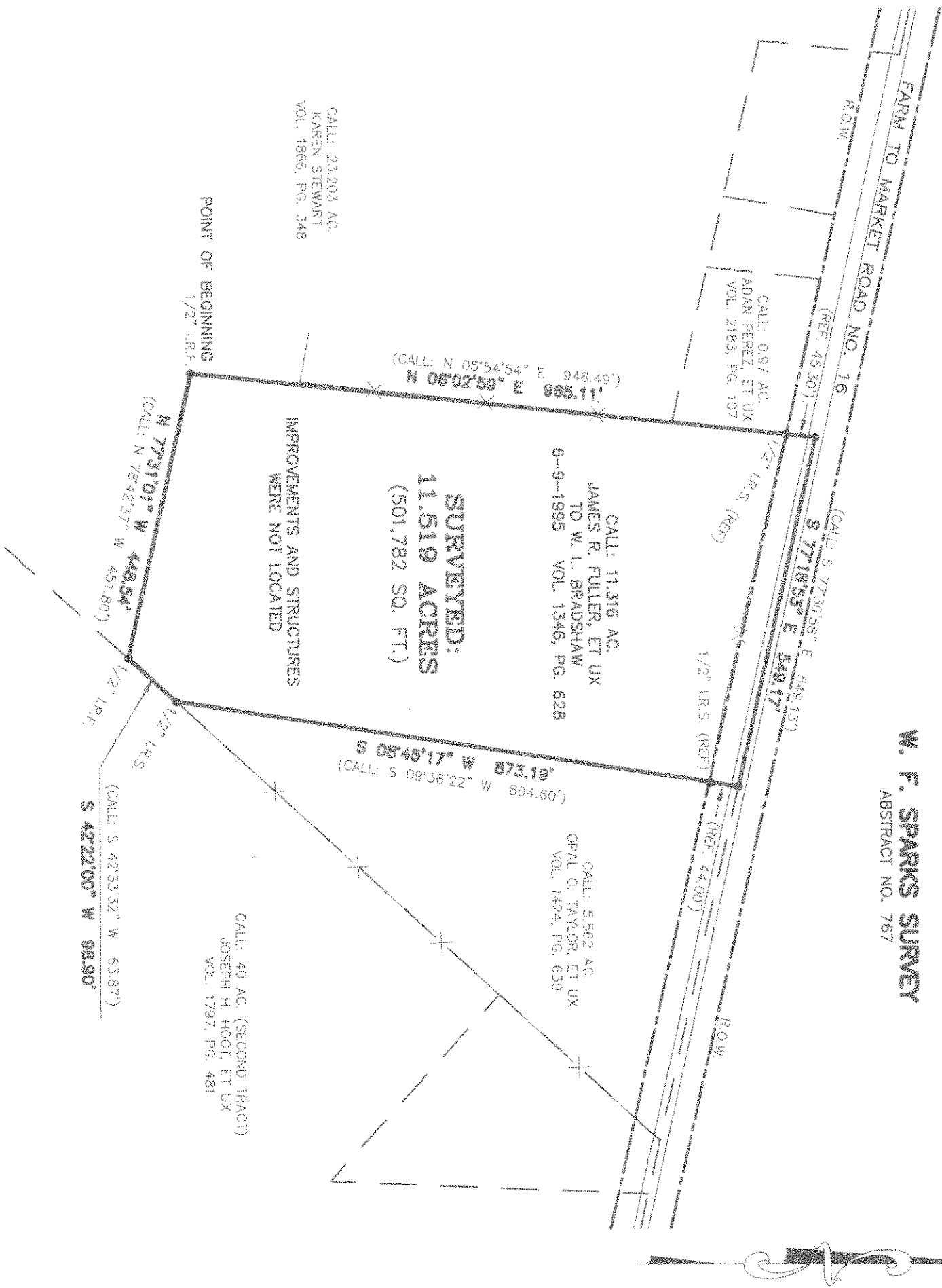
Google earth

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400 ft



W. F. SPARKS SURVEY
ABSTRACT NO. 767



- LEGEND
- X— DENOTES BARBED WIRE FENCE
 - P— DENOTES POWER LINE
 - PP DENOTES POWER POLE
 - I.R.F. DENOTES IRON ROD (FOUND)
 - I.R.S. DENOTES IRON ROD (SET) W/CAP STAMPED "STANGER"

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

IMPROVEMENTS AND STRUCTURES WERE NOT LOCATED.

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 "GRID" AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS96) REFERENCED TO THE TRIMBLE TEXAS RTK COOPERATIVE NETWORK VR33 NET ADVANCED, USING A TRIMBLE 5800 RTK ROVER. MAPPING ANGLE = + 01°29'57"

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE. (C120107)

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

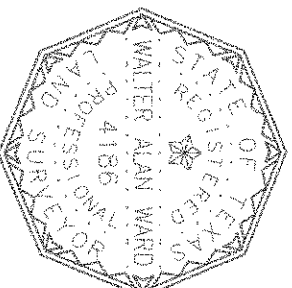
I, WALTER ALAN WARD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2012.

GIVEN UNDER MY HAND & SEAL, THIS THE 3RD DAY OF AUGUST, 2012.

PROPERTY ADDRESS:
2800 FM 16
CANTON, TEXAS 75103

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ALL RIGHTS RESERVED
STANGER SURVEYING CANTON LLC
CANTON, TEXAS
(NON-TRANSFERABLE)

BY: WALTER ALAN WARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4186



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

SURVEY COMPLETED: 08-03-2012

PREPARED FOR: W. L. BRADSHAW

FB/PG: VZ 256/3 JOB NO: C120107

SSC

STANGER SURVEYING CANTON LLC

581 S. TRADE DAYS BLVD.
CANTON, TEXAS 75103

PH: 903-567-5680

FAX: 903-567-6861

**W. F. SPARKS SURVEY, ABSTRACT NO. 767
VAN ZANDT COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR 11.519 ACRES OF LAND

BEING a tract of land in the **W. F. SPARKS SURVEY, ABSTRACT No. 767**, being the same tract described in a deed dated 6-09-1995 to W. L. Bradshaw, recorded in Volume 1346, Page 628, of the Real Records, Van Zandt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Found for the southwest corner of the above referenced tract, and also being an interior "ell" corner of a called 23.203 acre tract described in a deed to Karen Stewart as recorded in Volume 1866, Page 348, of the Real Records, Van Zandt County, Texas;

THENCE: N 06 deg. 02 min. 59 sec. E 919.81 feet passing a 1/2" Iron Rod Set for a reference in the occupied south line of Farm to Market Road No. 16 in all 965.11 to a point in said county road;

THENCE: S 77 deg. 18 min. 53 sec. E 549.17 feet along said farm to market road to a point being the northwest corner of the herein described subject property;

THENCE: S 08 deg. 45 min. 17 sec. W 44.00 feet passing a 1/2" Iron Rod Set for a reference in the occupied south line of said Farm to Market Road No. 16 in all 873.19 feet to a 1/2" Iron Rod Set, said point being the southerly corner of a called 5.562 acre tract described in a deed to Opal O. Taylor, et ux as recorded in Volume 1424, Page 639, of the Real Records, Van Zandt County, Texas;

THENCE: S 42 deg. 22 min. 00 sec. W 98.90 feet to a 1/2" Iron Rod Found for the southeast corner of the herein described subject property;

THENCE: N 77 deg. 31 min. 01 sec. W 448.54 feet to the POINT OF BEGINNING and containing 501,782 square feet or 11.519 acres of land.

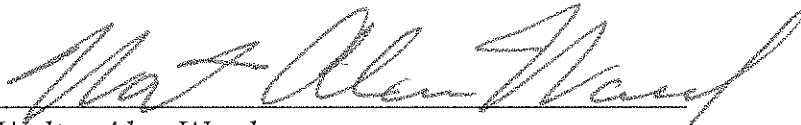
I, Walter Alan Ward, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my direction and supervision during the month of July, 2012.

A red plastic cap stamped "Stanger" was placed on the above described 1/2" iron rods (set).

Bearings are "GRID" and based on the Texas State Plane Coordinate System, North Central Zone (NAD83, CORS96) referenced to the Trimble Texas RTK Cooperative Network VRS3 Net Advanced, using a Trimble 5800 RTK Rover.
Mapping Angle = + 01° 29' 57".

Reference made to Plat of Survey prepared even date (C120107).

GIVEN UNDER MY HAND AND SEAL, this the 3rd day of August, 2012.



Walter Alan Ward
Registered Professional
Land Surveyor No. 4186



Job No.: C120107

Survey Completed: 08-03-2012