

FIELD NOTES

2.26 ACRES OF LAND
PART OF THE JARVIS TRACT

THE R. KYLE SURVEY
ABSTRACT NO. 453

VAN ZANDT COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the R. Kyle Survey Abstract No. 453 Van Zandt County, Texas and being part of a tract of land as described in Deed to Joseph Lee Jarvis recorded as Document No. 2010-000590 of the Real Records of Van Zandt County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 60-D nail set (to replace a 60-D nail found disturbed) in the approximate centerline of Van Zandt County Road No. 4807, at the southeasterly corner of the said Jarvis tract and in the northerly line of a called 50 acre tract of land as described in Deed to Barry Batie and Lisa Batie recorded in Volume 1052, Page 316 of the Real Records of Van Zandt County, Texas, from which a 1/2" iron rod found bears N 87° 33' 00" W, 35.10 feet;

THENCE, N 87° 33' 00" W, along the common line of the said Jarvis tract and the said Batie tract 205.88 feet to a 1/2" iron rod found at the southwesterly corner of the said Jarvis tract, the northwesterly corner of the said Batie tract and in the easterly line of a called 145.0811 acre tract of land as described in Deed to Crosby Family Trust recorded in Volume 1507, Page 248 of the Real Records of Van Zandt County, Texas;

THENCE, N 00° 59' 27" E, along the common line of the said Jarvis tract and the said Crosby tract 64.87 feet to a 1/2" iron rod found at the northeasterly corner of the said Crosby tract and the southeasterly corner of a called 27.56 acre tract of land as described in Deed to Nancy E. Burke recorded in Volume 1496, Page 475 of the Real Records of Van Zandt County, Texas;

THENCE, N 02° 39' 20" E, along the common line of the said Jarvis tract and the said Burke tract 333.22 feet to a 5/8" iron rod set for the northwesterly corner of this tract;

THENCE, S 76° 11' 25" E, through the said Jarvis tract 323.31 feet to a 60-D nail set in the approximate centerline of said Van Zandt County Road No. 4807 and in the easterly line of the said Jarvis tract for the northeasterly corner of this tract from which a cross tie post bears N 76° 11' 25" W, 30.80 feet;

THENCE, with said County Road and along the easterly line of the said Jarvis tract as follows: S 17° 58' 58" W, 3.95 feet to a point for corner, S 19° 28' 19" W, 173.08 feet to a point for corner, and S 22° 05' 34" W, 175.27 feet to the POINT OF BEGINNING and CONTAINING 2.26 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Document No. 2010-000590

PLAT OF SURVEY

THE C. LOCKHART SURVEY
ABSTRACT NO. 470

27.56 ACRES OF LAND
NANCY E. BURKE
VOLUME 1496, PAGE 475
R.R./VZ.C.T.

2.26 ACRES OF LAND
PART OF THE R. KYLE SURVEY
ABSTRACT NO. 453
VAN ZANDT COUNTY, TEXAS

50 ACRES OF LAND
BARRY BATIE AND LISA BATIE
VOLUME 1052, PAGE 316
R.R./VZ.C.T.



I, Eric Sterling Sampford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of August 2011 and all corners are as shown hereon. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership. This survey was performed without the benefit of a title commitment and shows only those easements the surveyor was made aware of.

Eric Sterling Sampford, Registered Professional Land Surveyor No. 5885

DATE: AUGUST 26, 2011 SCALE: 1" = 80'
SURVEY: R. KYLE ABSTRACT NO. 453
W. O. # 11-0147 DRAWN BY: ESS
SURVEY FOR: JARVIS

SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 1212
CORSICANA, TEXAS 75151
(903) 872-3202

IRS - IRON ROD SET
IRF - IRON ROD FOUND
@ UTILITY POLE

145.0811 ACRES OF LAND
CROSBY FAMILY TRUST
VOLUME 1507, PAGE 248
R.R./VZ.C.T.

N 02° 39' 20" E 333.22'
(BASIS OF BEARING PER DOCUMENT NO. 2010-000590)

N 00° 59' 27" E
64.87'
(DEED CALLS N 00° 59' 27" E 64.87')

1/2" IRF
1/2" IRF
1/2" IRF
1/2" IRF

N 87° 33' 00" W 205.88'
(DEED CALLS N 87° 32' 35" W)

REMAINDER OF
JOSEPH LEE JARVIS
DOCUMENT NO. 2010-000590
R.R./VZ.C.T.

S 76° 11' 25" E 323.31'

X-TIE POST
@ 30.80'

60-D NAIL
SET

S 19° 28' 19" W
173.08'

S 17° 56' 56" W
3.95'

VZ CR 4807

S 22° 05' 34" W 175.27'

1/2" IRF
@ 35.10'

60-D NAIL
SET

POINT OF
BEGINNING

