

SURVEY

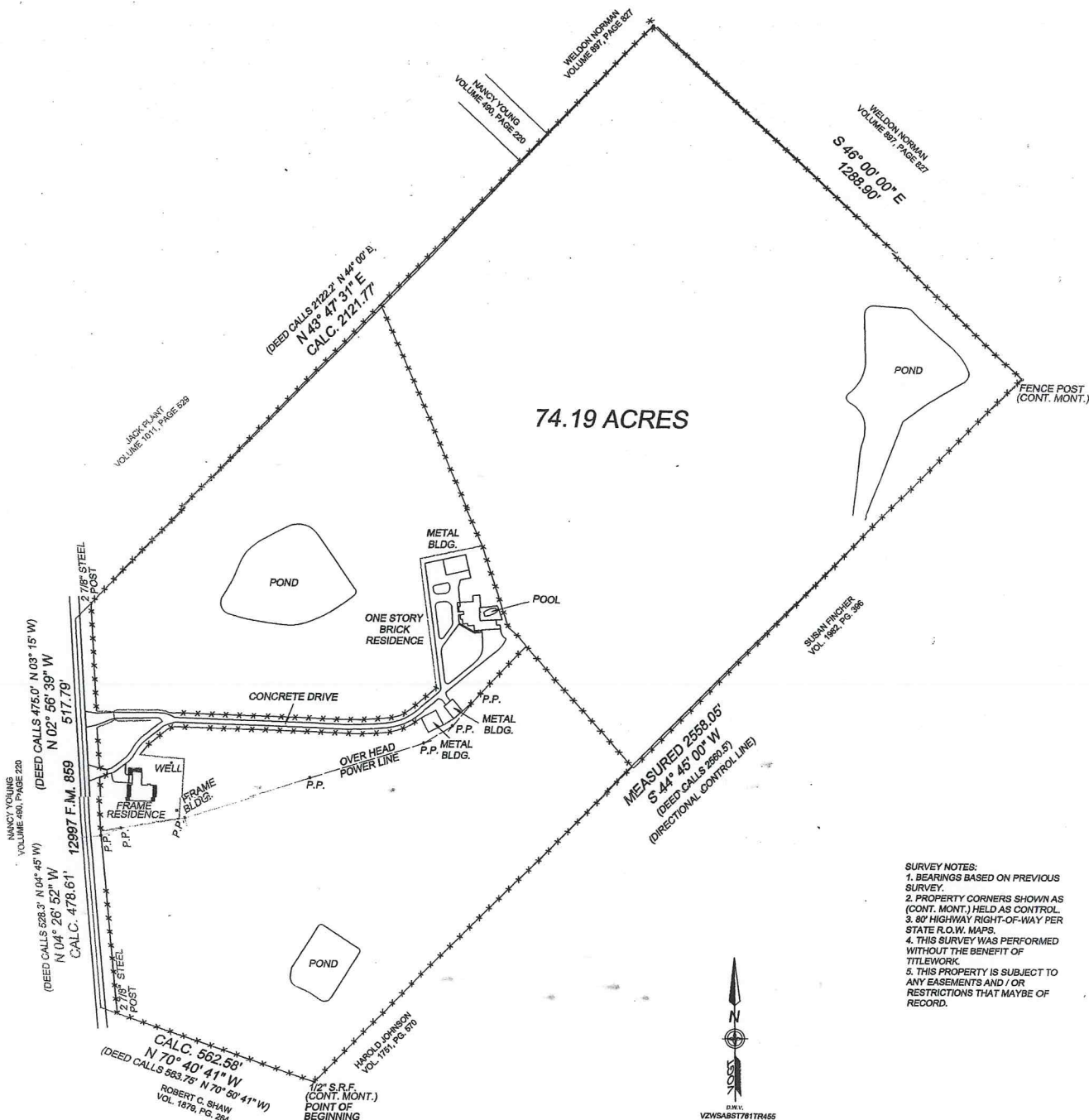
ADDRESS: 12997 Farm to Market Road No. 859, Van Zandt County, Texas.

EQUAL: All that certain lot, tract or parcel of land situated in the William Sherman Survey, Abstract No. 761, Van Zandt County, Texas, and being that called 74.44 acre tract of land conveyed to Wayne Marshburn and Martha Marshburn in Volume 1666, Page 607, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod found for the Southeast corner of said Marshburn tract;
 THENCE North 70 degrees 40 minutes 41 seconds West, passing a 2 7/8 inch steel fence post at 519.57 feet, all 562.58 feet to a point in the centerline of Farm to Market Road No. 859 for corner;
 THENCE North 04 degrees 26 minutes 52 seconds West, with the centerline of Farm to Market Road No. 859, 8.61 feet to a point for corner;
 THENCE North 02 degrees 56 minutes 39 seconds West, continuing with the centerline of Farm to Market Road No. 859, 517.79 feet to a point for corner;
 THENCE North 43 degrees 47 minutes 31 seconds East, passing a 2 7/8 inch steel fence post at 56.53 feet, in 2121.77 feet to a 5/8 inch steel rod set and capped "Vogt 5248" for corner;
 THENCE South 46 degrees 00 minutes 00 seconds East, 1288.90 feet to a wood fence post found for corner;
 THENCE South 44 degrees 45 minutes 00 seconds West, 2558.05 feet to the Point of Beginning and containing 74.19 acres of land, of which approximately 0.94 of an acre lies within the right-of-way of Farm to Market Road No. 859.



SMALL HOUSE AND
 4 ACRES ARE NOT
 INCLUDED.



- SURVEY NOTES:
1. BEARINGS BASED ON PREVIOUS SURVEY.
 2. PROPERTY CORNERS SHOWN AS (CONT. MONT.) HELD AS CONTROL.
 3. 80' HIGHWAY RIGHT-OF-WAY PER STATE R.O.W. MAPS.
 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLEWORK.
 5. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS THAT MAYBE OF RECORD.



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State Law (HB 2285) -
 Requires anyone digging
 deeper than 18 inches to
 call the ONE-CALL
 NOTIFICATION CENTER at
 (800) 344-8377, two days
 before the start of work.



