

Date: 04-20-2005
 Survey No.:
 Trisevok by: Van Zandt Assured
 G.F. No.: VZ05-04009
 Scale: 1"=60'
 Purchaser: Rose
 Seller: Anderson

LEGEND

SURVEY NOTES:
 1. BEARINGS BASED ON DEED CALLS.
 2. 1/2 INCH STEEL RODS FOUND FOR
 PROPERTY CORNERS HELD AS CONTROL
 3. THE ORIGINAL LEGAL DESCRIPTION OF
 THIS PLOT CANNOT BE REPRODUCED
 DOES NOT CLOSE TO THE EXACT
 LOCATION IS NOT KNOWN.

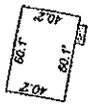
State Law (HB 2295) -
 Requires anyone digging
 deeper than 18 inches to
 call the ONE-CALL
 NOTIFICATION CENTER at
 (800) 344-3377, two days
 prior to digging.

CITY

S 57° 43' 17" W
589.03'

CITY OF GRAND SALINE
VOLUME 170, PAGE 325

TWO STORY
METAL AND FRAME
BARN / RESIDENCE



WELL
HOUSE

S 63° 19' 39" W
320.27'

Gravel S.F.F.

142.01'

N 86° 02' 20" W
109.48'

ENTRANCE

RONNY ROSEMAN
VOLUME 172, PAGE 251

1/2 S.F.F.

S 59° 13' 45" W
85.20'

S 85° 03' 07" W
674.87'

S 00° 20' 45" E
674.87'

APPROXIMATE LOCATION OF
ESMT. FROM
ROD & PASTURING LIVESTOCK RECORDS
CITY OF GRAND SALINE, PAGE 154
CITY IN VOLUME 964.

OVER THE
POWER LN

N 04° 05' 37" E
2405.46'

THOMAS N. THOMPSON
VOLUME 1155, PAGE 51
S 87° 10' 37" E
325.45'

12" S.R.F.
29.42'
S 04° 37' 32" W

Survey

(note see attached legal of same date)

JOHNNY M. THOMPSON
VOLUME 1468, PAGE 935

S 55° 54' 19" E
1157.62'

P.S.

P.S.

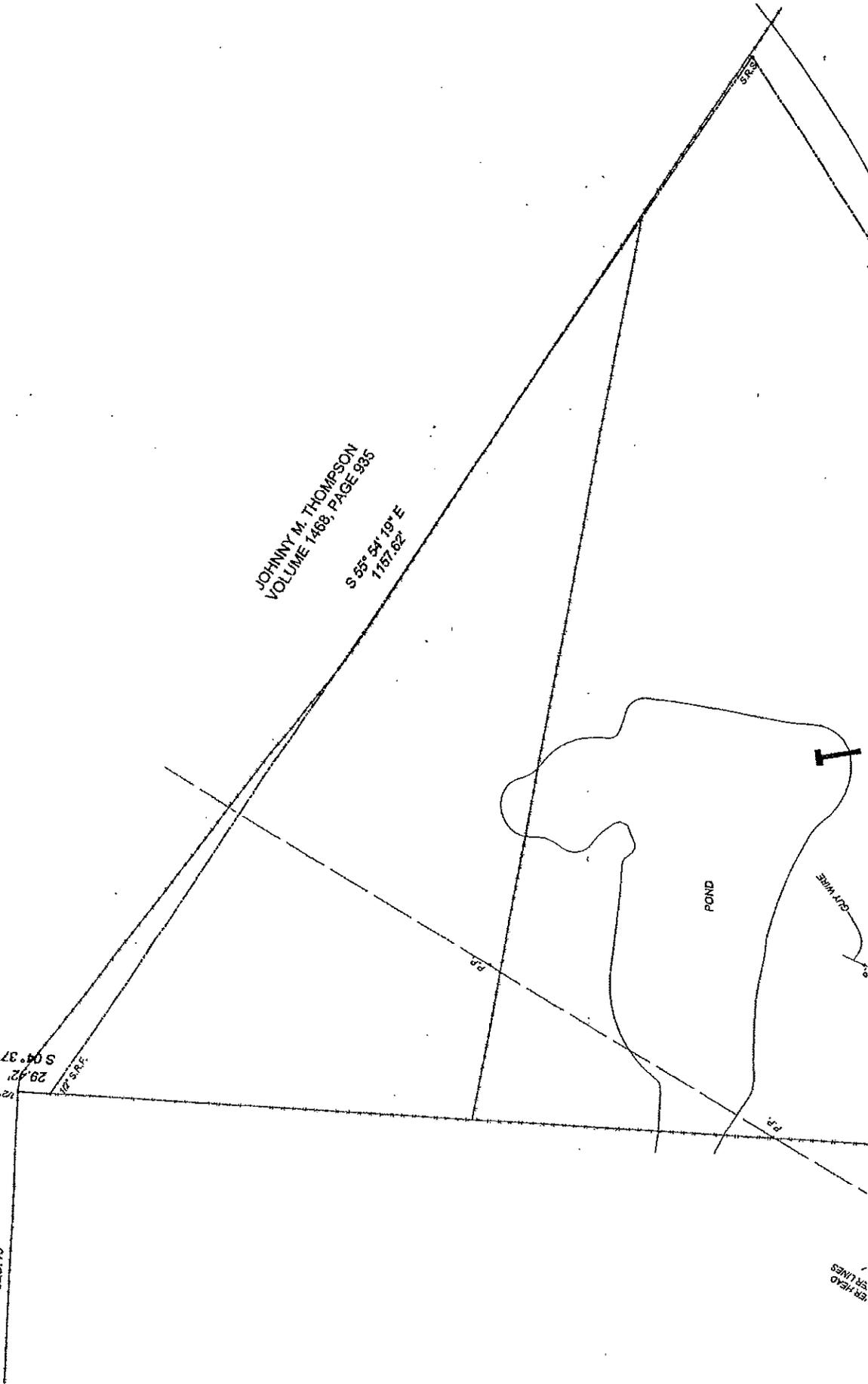
ERHEAD
TR LINES

POND

9" GALV WIRE

T

54.3



LEGAL

ADDRESS: 8572 U. S. Highway No. 80, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated in the **L. H. Baughman Survey, Abstract No. 76**, and in the **A. D. Benton Survey, Abstract No. 86**, same being part of a called 47.92 acre tract of land as found in Warranty Deed, dated April 29, 1971, from J. H. Pegg et ux Anna and F. J. Pegg et ux Georgia, to Albert W. Crosby as found recorded in Volume 760, Page 459, Deed Records of Van Zandt County, Texas and being more particularly described as follows:

BEGINNING at a 10 inch fence post in the occupied North right-of-way line of U.S. Highway No. 80 for the Southwest corner of a called 1.00 acre tract of land to Charles E. Mallett in Volume 976, Page 851, Deed Records of Van Zandt County, Texas, same being the called most Southerly Southeast corner of said 47.92 acre tract of land;

THENCE North 78 degrees 35 minutes 54 seconds West, with the South line of said 47.92 acre tract and the North right-of-way line of said U.S. Highway No. 80, 135.04 feet to a 1/2 inch steel rod found for the Southeast corner of a called 102.0189 acre tract to Marilyn L. Richey in Volume 861, Page 1004, Deed Records of Van Zandt County, Texas;

THENCE North 04 degrees 05 minutes 37 seconds East, with the East line of said Richey tract, 2405.46 feet to a 5/8 inch steel rod set and capped "Vogt 5248" in the North line of said A. D. Benton Survey, Abstract No. 86 and the South line of a tract of land to Thomas N. Thompson in Volume 1155, Page 51, Deed Records of Van Zandt County, Texas;

THENCE South 87 degrees 10 minutes 37 seconds East, with the North line of said A. D. Benton Survey, Abstract No. 86 and the South line of said Thompson tract, 325.46 feet to a 1/2 inch steel rod found for the Northeast corner of said A. D. Benton Survey, Abstract No. 86, and being the called Northerly Northeast corner of said 47.92 acre tract of land;

THENCE South 04 degrees 37 minutes 32 seconds West, along the East line of said A. D. Benton Survey, Abstract No. 86 and the called East line of said 47.92 acre tract, 29.42 feet to a 1/2 inch steel rod found for corner;

THENCE South 55 degrees 54 minutes 19 seconds East, with the called Northeast line of said 47.92 acre tract and the South line of a tract of land to Johnny M. Thompson in Volume 1468, Page 935, Deed Records of Van Zandt County, Texas, 1157.62 feet to a 5/8 inch steel rod set and capped "Vogt 5248" for the called East corner of said 47.92 acre tract;

THENCE South 57 degrees 45 minutes 17 seconds West, with the called Southeast line of said 47.92 acre tract and the West line of a tract of land to the City of Grand Saline in Volume 170, Page 325, Deed Records of Van Zandt County, Texas, 583.03 feet to a 5/8 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 63 degrees 19 minutes 33 seconds West, continuing with the called Southeast line of said 47.92 acre tract and the West line of a tract of land to the City of Grand Saline in Volume 170, Page 325, Deed Records of Van Zandt County, Texas, 320.21 feet to a steel rod found capped "Beasley" for the Northeast corner of a tract of land to Ronny Roseman in Volume 1772, Page 251, Deed Records of Van Zandt County, Texas,

THENCE North 86 degrees 02 minutes 02 seconds West, with the called Southeast line of said 47.92 acre tract and the North line of said Roseman tract, 142.01 feet to a 1/2 inch steel rod found for corner;

THENCE South 59 degrees 13 minutes 45 seconds West, continuing with the called Southeast line of said 47.92 acre tract and the North line of said Roseman tract, 109.46 feet to a 1/2 inch steel rod found for corner;

THENCE South 85 degrees 03 minutes 07 seconds West, continuing with the called Southeast line of said 47.92 acre tract and the North line of said Roseman tract, 83.20 feet to a 1/2 inch steel rod found for corner;

THENCE South 00 degrees 20 minutes 45 seconds East, with the called East line of said 47.92 acre tract and the West line of said Roseman tract, 674.87 feet to a 1/2 inch steel rod found for corner;

THENCE South 05 degrees 53 minutes 25 seconds West, with the called East line of said 47.92 acre tract and the West line of said Roseman tract, 346.04 feet to a 1/2 inch steel rod found for the Northeast corner of said Mallett tract;

THENCE North 78 degrees 34 minutes 34 seconds West, with the called Southeast line of said 47.92 acre tract and the North line of said Mallett tract, 151.10 feet to a 5/8 inch steel rod set and capped " Vogt 5248" for corner;

THENCE South 10 degrees 27 minutes 24 seconds West, with the called East line of said 47.92 acre tract and the West line of said Mallett tract, 238.37 feet to the Point of Beginning and containing 30.95 acres of land more or less.

LESS AND EXCEPT: All that certain lot, tract or parcel of land, being a part of the L. H. Baughman Survey, Abstract No. 76, and the A. D. Benton Survey, Abstract No. 86, situated in Van Zandt County, Texas, being part of a 9.3 acre tract described in deed from C. H. Pegg and wife, F. L. Pegg, to City of Grand Saline, dated October 3, 1924, recorded in Volume 170, Page 323, Deed Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point on the East boundary line of a 47.92 acre tract, at a point 934 feet North of the Northeast corner of the Slovacek tract;

THENCE South 30 deg. 30 min. West 248 feet;

THENCE South 41 deg. West 279 feet;

THENCE North 73 deg. East 352 feet to the East boundary line of said 47.92 acre tract;

THENCE North with the East boundary line of said tract 300 feet to the place of beginning, containing one (1) acre of land, more or less.

Together with an easement for road purposes and for pasturing livestock over and across the following described property:

All that certain lot, tract or parcel of land, being a part of the L. H. Baughman Survey, Abstract No. 76, and the A. D. Benton Survey, Abstract No. 86, situated in Van Zandt County, Texas, being part of a 9.3 acre tract described in deed from C. H. Pegg and wife, F. L. Pegg, to City of Grand Saline, dated October 3, 1924, recorded in Volume 170, Page 323, Deed Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point on the East boundary line of a 47.92 acre tract, at a point 934 feet North of the Northeast corner of the Slovacek tract;

THENCE South 30 deg. 30 min. West 248 feet;

THENCE South 41 deg. West 279 feet;

THENCE North 73 deg. East 352 feet to the East boundary line of said 47.92 acre tract;

THENCE North with the East boundary line of said tract 300 feet to the place of beginning, containing one (1) acre of land, more or less.

NOTE: The over head power lines crossing this property are cover by the Wood County Electric Coop. easement recorded in Volume 953, Page 744, Deed Records of Van Zandt County, Texas.

DATE: 04-20-2005

(see attached drawing of same date)

