

SURVEY

ADDRESS: VZ CR 1818, Van Zandt County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the F. G. Parks Survey, Abstract No. 680, Van Zandt County, Texas, being a part of that tract of land conveyed to Mary Frances Castro in Document No. 2011-005597, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

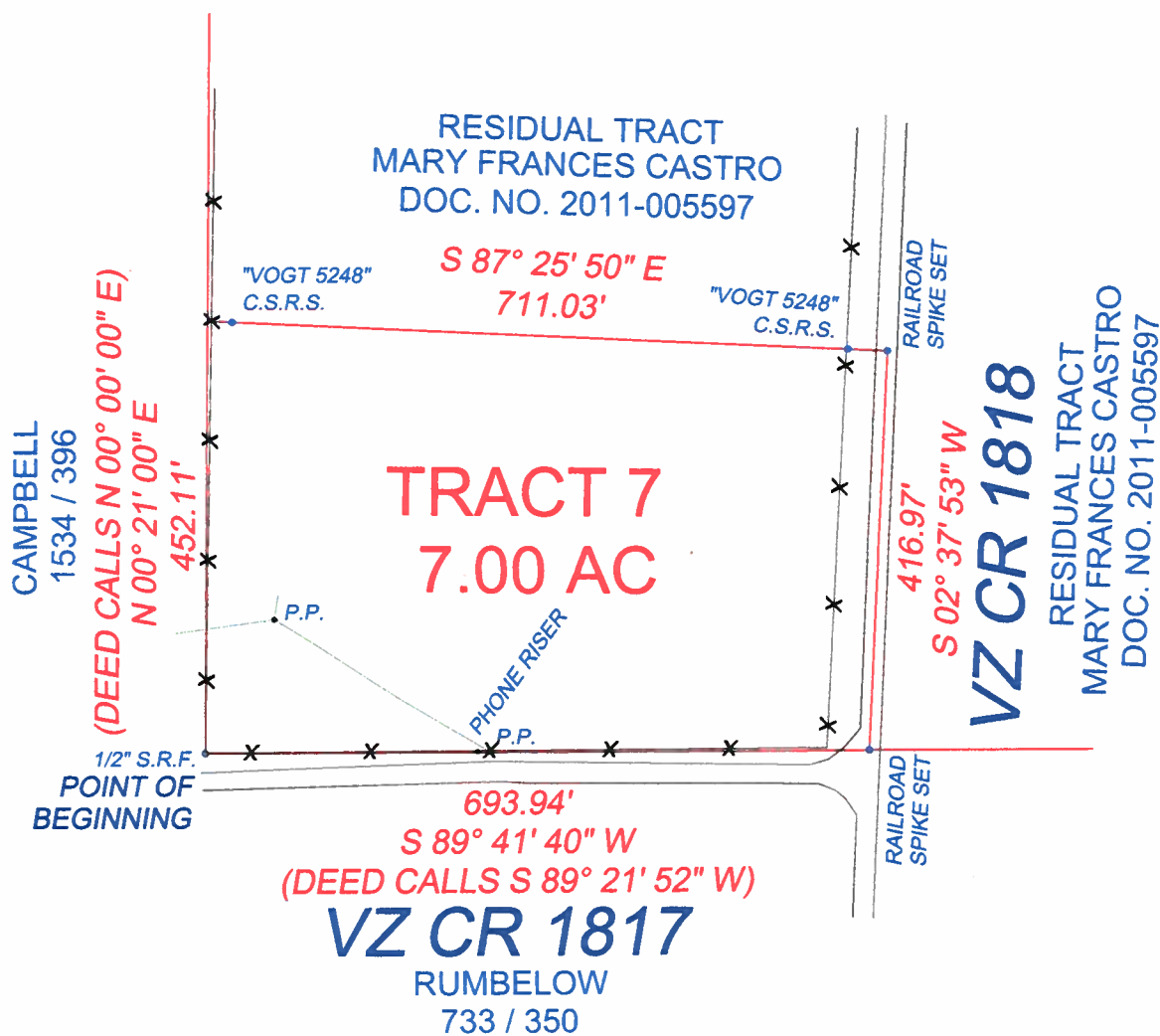
BEGINNING at a 1/2 inch steel rod found for the southwest corner of said Castro tract;

THENCE North 00 degrees 21 minutes 00 seconds East, with the west line of said Castro tract, 452.11 feet to a point for corner;

THENCE South 87 degrees 25 minutes 50 seconds East, passing 1/2 inch steel rods set and capped "Vogt 5248" at 25.46 feet and 669.58 feet, in all 711.03 feet to a railroad spike set for corner within County Road No. 1818;

THENCE South 02 degrees 37 minutes 53 seconds West, within County Road No. 1818, 416.97 feet to a railroad spike set for corner;

THENCE South 89 degrees 41 minutes 40 seconds West, with the south line of said Castro tract and with the north right-of-way of County Road No. 1817, 693.94 feet to the Point of Beginning and containing 7.00 acres of land.



D.W.V.
VZFPABST680TR150-2(TRACT7)

Date: 01-11-2021
Survey No.: 21.4099
Titlework by: None
G.F. No.: None
Scale: 1"=200'
Purchaser:
Seller: Castro

State Law (SEC 251.151) -
Requires anyone digging
deeper than 16 inches to
call the ONE-CALL
NOTIFICATION CENTER, two
days prior to digging.

SURVEY NOTES:
1. BEARINGS BASED ON GPS OBSERVATIONS (NAD 83 - TRUE NORTH) HELD AS CONTROL.
2. COUNTY ROAD R.O.W. FROM LONG TERM PUBLIC USE.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE WORK.
4. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS THAT MAYBE OF RECORD.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no VISIBLE encroachments, overlapping of improvement, easements or rights-of-way, except as shown hereon and that said property appears to have access to a public roadway.

LEGEND

Steel Rod Found S.R.F. ○
Steel Rod Set S.R.S. ●
Wood Fence ———
Metal Fence — x —
Property Line ———



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