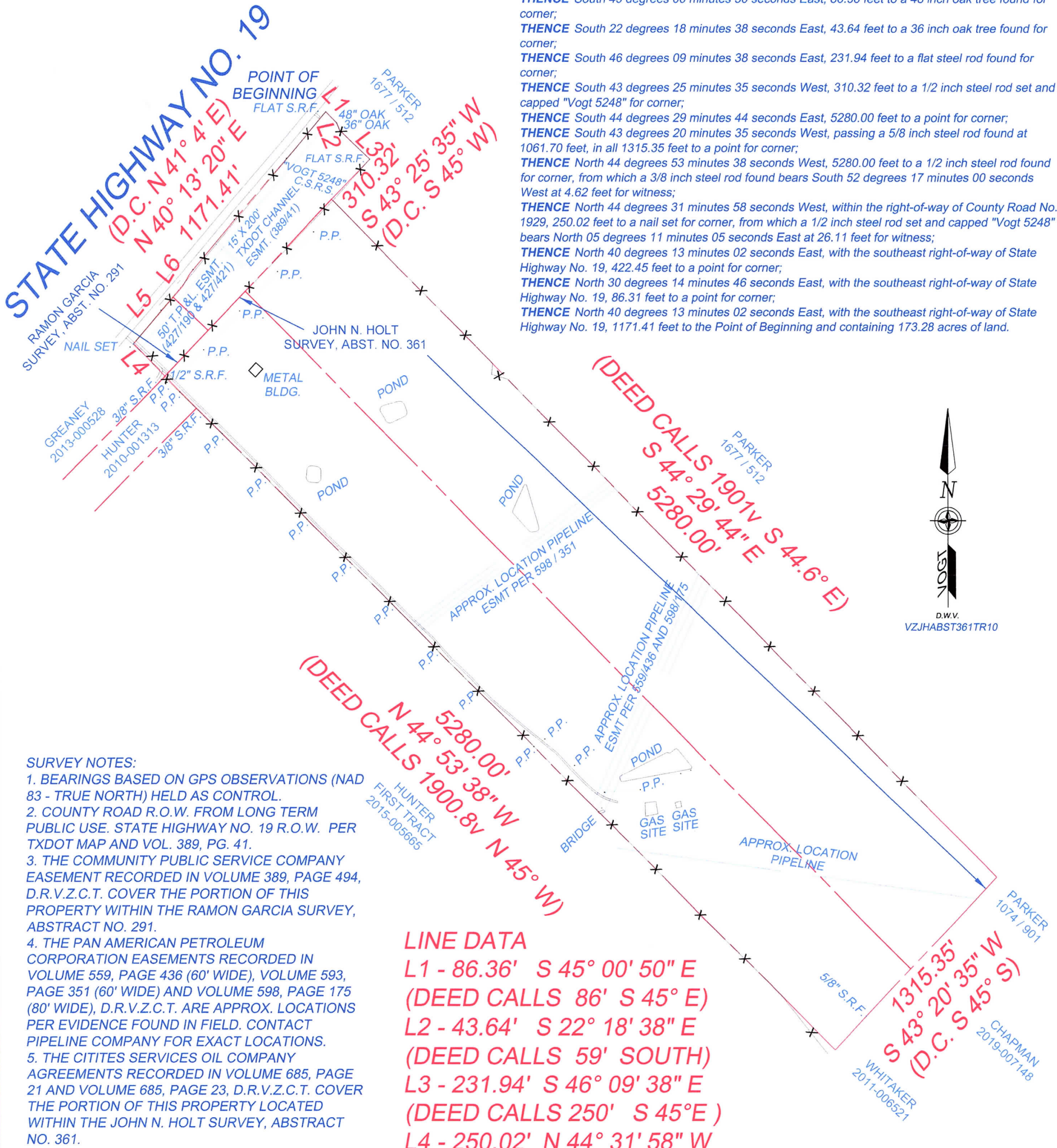


SURVEY

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

ADDRESS: State Highway No. 19 and VZ CR 1929, Van Zandt County, Texas.
LEGAL: All that certain lot, tract or parcel of land situated in the John N. Holt Survey, Abstract No. 361 and the Ramon Garcia Survey, Abstract No. 291, Van Zandt County, Texas, being all of the three tracts of land conveyed to Wynelle Knackstadt in Volume 744, Page 187, Deed Records of Van Zandt County, Texas, and all of the tract of land conveyed to John Knackstadt and Wynelle Knackstadt in Volume 846, Page 146, Deed Records of Van Zandt County, Texas, and being more particularly described as follows:
BEGINNING at a flat steel rod found for the northerly most corner of said tracts, from which a 1/2 inch steel rod found bears North 40 degrees 13 minutes 43 seconds East at 525.12 feet for witness;
THENCE South 45 degrees 00 minutes 50 seconds East, 86.36 feet to a 48 inch oak tree found for corner;
THENCE South 22 degrees 18 minutes 38 seconds East, 43.64 feet to a 36 inch oak tree found for corner;
THENCE South 46 degrees 09 minutes 38 seconds East, 231.94 feet to a flat steel rod found for corner;
THENCE South 43 degrees 25 minutes 35 seconds West, 310.32 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;
THENCE South 44 degrees 29 minutes 44 seconds East, 5280.00 feet to a point for corner;
THENCE South 43 degrees 20 minutes 35 seconds West, passing a 5/8 inch steel rod found at 1061.70 feet, in all 1315.35 feet to a point for corner;
THENCE North 44 degrees 53 minutes 38 seconds West, 5280.00 feet to a 1/2 inch steel rod found for corner, from which a 3/8 inch steel rod found bears South 52 degrees 17 minutes 00 seconds West at 4.62 feet for witness;
THENCE North 44 degrees 31 minutes 58 seconds West, within the right-of-way of County Road No. 1929, 250.02 feet to a nail set for corner, from which a 1/2 inch steel rod set and capped "Vogt 5248" bears North 05 degrees 11 minutes 05 seconds East at 26.11 feet for witness;
THENCE North 40 degrees 13 minutes 02 seconds East, with the southeast right-of-way of State Highway No. 19, 422.45 feet to a point for corner;
THENCE North 30 degrees 14 minutes 46 seconds East, with the southeast right-of-way of State Highway No. 19, 86.31 feet to a point for corner;
THENCE North 40 degrees 13 minutes 02 seconds East, with the southeast right-of-way of State Highway No. 19, 1171.41 feet to the Point of Beginning and containing 173.28 acres of land.



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. STATE HIGHWAY NO. 19 R.O.W. PER TXDOT MAP AND VOL. 389, PG. 41.
3. THE COMMUNITY PUBLIC SERVICE COMPANY EASEMENT RECORDED IN VOLUME 389, PAGE 494, D.R.V.Z.C.T. COVER THE PORTION OF THIS PROPERTY WITHIN THE RAMON GARCIA SURVEY, ABSTRACT NO. 291.
4. THE PAN AMERICAN PETROLEUM CORPORATION EASEMENTS RECORDED IN VOLUME 559, PAGE 436 (60' WIDE), VOLUME 593, PAGE 351 (60' WIDE) AND VOLUME 598, PAGE 175 (80' WIDE), D.R.V.Z.C.T. ARE APPROX. LOCATIONS PER EVIDENCE FOUND IN FIELD. CONTACT PIPELINE COMPANY FOR EXACT LOCATIONS.
5. THE CITITES SERVICES OIL COMPANY AGREEMENTS RECORDED IN VOLUME 685, PAGE 21 AND VOLUME 685, PAGE 23, D.R.V.Z.C.T. COVER THE PORTION OF THIS PROPERTY LOCATED WITHIN THE JOHN N. HOLT SURVEY, ABSTRACT NO. 361.

LINE DATA
L1 - 86.36' S 45° 00' 50" E
(DEED CALLS 86' S 45° E)
L2 - 43.64' S 22° 18' 38" E
(DEED CALLS 59' SOUTH)
L3 - 231.94' S 46° 09' 38" E
(DEED CALLS 250' S 45° E)
L4 - 250.02' N 44° 31' 58" W
(D.C. 245' N 44 1/2° W)
L5 - 422.45' N 40° 13' 02" E
(D.C. N 40 1/4° E)
L6 - 86.31' N 30° 14' 46" E

Date: 06-16-2020
Survey No.: 20.3937
Titlework by: Van Zandt Abstract
G.F. No.: VZ20-05081
Scale: 1"=600'
Purchaser: Elliott
Seller: Knackstadt

LEGEND

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



To: Van Zandt Abstract Company, Eddie Elliott and Frank J. Elliott:
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.

Dennis Vogt R.P.L.S. 5248
P.O. Box 852
Canton, Texas 75103
Phone (903) 865-1044
dvogtsurveying@yahoo.com
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