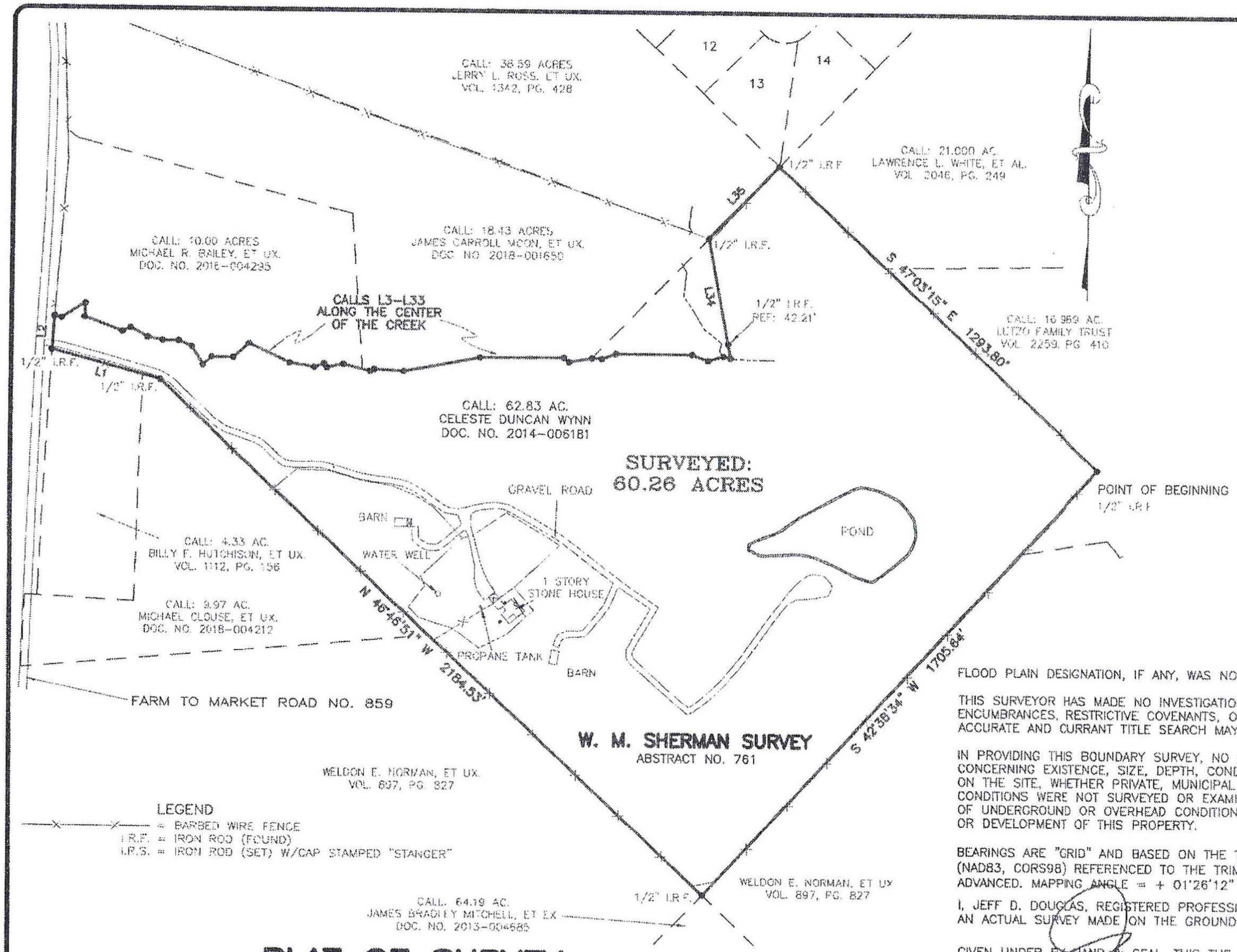

LINE	BEARING	DISTANCE
L1	N 75°17'22" W	331.35'
L2	N 03°56'57" E	97.97'
L3	S 75°17'22" E	20.86'
L4	N 57°29'55" E	82.27'
L5	S 02°34'07" W	40.65'
L6	S 69°58'38" E	120.19'
L7	N 65°04'56" E	25.84'
L8	S 62°05'00" E	56.56'
L9	S 78°00'37" E	45.80'
L10	N 89°50'03" E	47.51'
L11	S 66°09'11" E	42.55'
L12	S 32°16'13" E	82.00'
L13	N 49°05'50" E	35.67'
L14	S 86°58'16" E	64.42'
L15	N 49°11'17" E	60.91'
L16	S 64°55'02" E	129.92'
L17	S 80°28'05" E	72.51'
L18	N 69°25'59" E	30.41'
L19	S 37°53'38" E	14.48'
L20	N 77°36'14" E	48.91'
L21	S 75°48'55" E	80.01'
L22	N 66°46'22" E	13.22'
L23	S 86°35'51" E	87.35'
L24	N 79°08'26" E	223.08'
L25	N 89°27'48" E	245.20'
L26	S 50°34'27" E	20.09'
L27	N 79°59'00" E	68.28'
L28	S 86°23'37" E	28.33'
L29	N 69°37'19" E	43.78'
L30	S 80°51'15" E	221.59'
L31	S 66°13'32" E	50.25'
L32	N 73°03'28" E	47.17'
L33	S 74°58'10" E	22.36'
L34	N 10°57'13" W	356.77'
L35	N 43°37'22" E	294.70'

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STANGER SURVEYING CANTON LLC

(NON-TRANSFERABLE)
STANGER
SURVEYING CANTON LLC
13878 STATE HIGHWAY NO. 64
BEN WHEELER, TEXAS 75754
(903) 833-1006

SURVEY COMPLETED: 08-19-2020
JOB NO: C200171

CALL BEFORE YOU DIG
1-800-245-4545
TEXAS ONE CALL SYSTEM

FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRANT TITLE SEARCH MAY DISCLOSE.

IN PROVIDING THIS BOUNDARY SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

BEARINGS ARE "GRID" AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS98) REFERENCED TO THE TRIMBLE TEXAS RTK COOPERATIVE NETWORK VRS3 NET ADVANCED. MAPPING ANGLE = + 01°26'12"

I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2020.

GIVEN UNDER MY HAND & SEAL, THIS THE 19TH DAY OF AUGUST, 2020.

BY: _____
JEFF D. DOUGLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5757
TBPLS FIRM NO. 10025701

PLAT VOID IF NOT SIGNED IN RED.
PREPARED FOR: CELESTE WYNN

STATE OF TEXAS
REGISTERED
JEFF D. DOUGLAS
5757
PROFESSIONAL
LAND SURVEYOR

PLAT OF SURVEY
SHOWING PART OF THE
W. M. SHERMAN SURVEY, ABSTRACT NO. 761
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 300 FEET