

SSC

STANGER SURVEYING CANTON LLC

581 S. TRADE DAYS BLVD.
CANTON, TEXAS 75103

PH: 903-567-5680 TBPLS FIRM REGISTRATION NO. 10025701 FAX: 903-567-6861

JESSE STOCKWELL SURVEY, ABSTRACT NO. 760
VAN ZANDT COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION FOR A 0.455 ACRE TRACT OF LAND

BEING a 0.455 acre tract of land situated in the JESSE STOCKWELL SURVEY, ABSTRACT NO. 760, Van Zandt County, Texas, and being all of a tract from Joy Nell Grubb, et al. to Lonnie Browning, et ux. in a warranty deed recorded in Volume 1626, Page 383 of the Real Records of Van Zandt County, Texas, and all of an unrecorded tract lying between the above referenced Browning tract and a called 18.55 acres to K-Pro Music, LLC. recorded in Document No. 2009-000097. Said 0.455 acre tract of land being more particularly described as follows:

BEGINNING at a point for corner for the Southeast corner of this 0.455 acre tract of land. Said corner also being the Southeast corner of the above referenced Browning tract, the Northeast corner of a tract of land to Sylvia Josephine Barbee recorded in Document No. 2010-006690 of the Real Records of Van Zandt County, Texas, and being on the West right of way line of Big Rock Street;

THENCE: North 81 deg. 40 min. 00 sec. West, along the common South line of the Browning tract, and the North line of the Barbee tract, passing a 1/2 inch iron rod (found) for reference at 4.97 feet, passing a 1/2 inch iron rod (found) for the Southwest corner of the Browning tract at 150.00 feet, and continuing in all a total distance of 202.88 feet to a 1/2 inch iron rod (found) for the Southwest corner of this 0.455 acre tract of land. A chain link fence corner post (found) for reference bears South 81 deg. 40 min. 00 sec. East, a distance of 0.98 feet. Said corner being on the East line of the above referenced 18.55 acres;

THENCE: North 08 deg. 06 min. 20 sec. East, along the East line of the 18.55 acres, a distance of 99.77 feet to a 1/2 inch iron rod (found) for the Northwest corner of this 0.455 acre tract of land. Said corner also being the Southwest corner of a called part of a 1.53 acre tract of land to Sam Deen recorded in Document No. 2013-004701 of the Real Records of Van Zandt County, Texas, and on the East line of the 18.55 acres;

THENCE: South 80 deg. 19 min. 30 sec. East, along the common North line of the Browning tract, and the South line of the above referenced part of a 1.53 acre tract of land, passing a chain link fence corner post (found) for reference at 0.75 feet, passing a 1/2 inch iron rod (found) for the Northwest corner the Browning tract at 53.98 feet, passing a 1/2 inch iron rod (found) for reference at 199.79 feet, and continuing in all a total distance of 203.98 feet to a point for corner for the Northeast corner of this 0.455 acre tract of land. Said corner also being the Northeast corner of the Browning tract, the Southeast corner of the part of a 1.53 acre tract of land, and being on the West right of way line of Big Rock Street;

THENCE: South 08 deg. 43 min. 13 sec. West, along the common East line of the Browning tract, and the West right of way line of Big Rock Street, a distance of 95.00 feet back to the **POINT OF BEGINNING** and containing a 0.455 acre tract of land.

Bearings are based on the record bearing of South 81 deg. 40 min. 00 sec. East, between a 1/2 inch iron rod (found) for the Northwest corner and a 1/2 inch iron rod (found) for reference for the Northeast corner of the Sylvia Barbee tract recorded in Document No. 2010-006690 of the real Records of Van Zandt County, Texas. Reference made to Plat of Survey prepared even date (C1301179).

I, Jeff D. Douglas, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual Survey made on the ground under my direction and supervision during the month of September, 2013.

GIVEN UNDER MY HAND AND SEAL, this the 24th day of September, 2013.

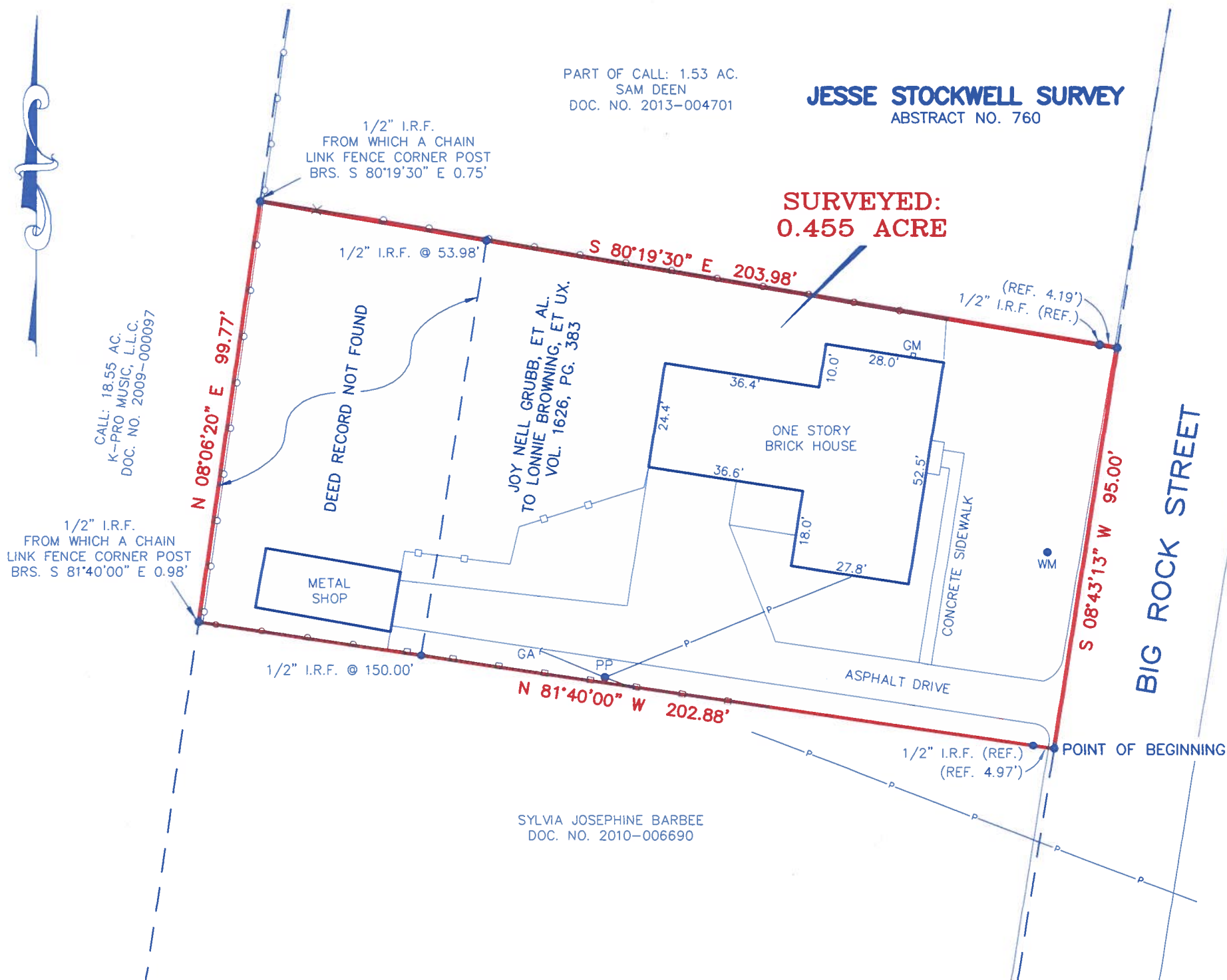


Jeff D. Douglas
Registered Professional
Land Surveyor No. 5757



PART OF CALL: 1.53 AC.
SAM DEEN
DOC. NO. 2013-004701

JESSE STOCKWELL SURVEY
ABSTRACT NO. 760



LEGEND

- = DENOTES CHAIN LINK FENCE
- = DENOTES WOOD PRIVACY FENCE
- X—X—X— = DENOTES BARBED WIRE FENCE
- P—P—P— = DENOTES POWER LINE
- PP = DENOTES POWER POLE
- GA = DENOTES GUY ANCHOR
- GM = DENOTES GAS METER
- WM = DENOTES WATER METER
- I.R.F. = DENOTES IRON ROD (FOUND)

**PLAT OF SURVEY
SHOWING PART OF THE
JESSE STOCKWELL SURVEY, ABSTRACT NO. 760
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 30 FEET**

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 CURRENT 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 BASED ON THE RECORD BEARING OF "S 81°40'00" E" ALONG THE NORTH LINE OF A TRACT OF LAND TO SYLVIA BARBEE SHOWN HEREON PER DOC. NO. 2010-006690, R.R.V.Z.C.T.

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE. (C130179)

NOTE: SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATIONS MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATIONS. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.

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 SEPTEMBER, 2013.

GIVEN UNDER BY HAND & SEAL, THIS THE 11TH DAY OF SEPTEMBER, 2013.
REVISED AND UPDATED, THIS THE 24TH DAY OF SEPTEMBER, 2013.

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: LONNIE BROWNING



PROPERTY ADDRESS:
689 BIG ROCK
CANTON, TEXAS 75103

COPYRIGHT 2013
ALL RIGHTS RESERVED
STANGER SURVEYING CANTON LLC
CANTON, TEXAS
(NON-TRANSFERABLE)

STANGER
SURVEYING CANTON LLC
581 South Trade Days Blvd.
Canton, Texas 75103
(903) 567-5680

SURVEY COMPLETED: 09-04-2013
FB/PG: VZ 265/75 JOB NO: C130179