



**METES AND BOUNDS**  
**STATE OF TEXAS**  
**COUNTY OF VAN ZANDT**

All that certain 1.593 acre lot, tract, or parcel of land situated in the G.W. Emerson Survey, Abstract No. 255 and the G. Seitz Survey, Abstract No. 785, Van Zandt County, Texas, Being the remainder of a called 11.28 acre tract of land described in a warranty deed to Jack L. Ainsworth et ux, Thelma L. Ainsworth, recorded in Volume 1360, Page 490, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.) and now solely owned by Thelma L. Ainsworth, according to the certified copy of probate proceedings recorded in Document No. 2012-006744, R.R.V.Z.C.T. Said 1.593 acres being more particularly described as follows:

**BEGINNING** at a point for the North corner of the hereon described tract, same being in the called South line of County Road 2318, being the West corner of a called 7.00 acre tract of land described in a warranty deed to Michael Wharton, recorded in Volume 1898, Page 77, Official Public Records, Van Zandt County, Texas (O.P.R.V.Z.C.T.), and being in the original most Northerly Northwest line of the said 11.28 acre Ainsworth tract, from which a railroad spike found for reference at the North corner of the said 7.00 acre Wharton tract, same being the original North corner of the said 11.28 acre Ainsworth tract, bears North 46° 14' 39" East, a distance of 490.43 feet;

**THENCE:** South 42° 04' 14" East, along the Southwest line of the said 7.00 acre Wharton tract, passing a 1/2" iron rod found for reference at a distance of 0.84 feet and continuing for a total distance of 343.03 feet to a 1/2" iron rod (called in Document No. 2013-004789) found for the East corner of the hereon described tract, same being the most Easterly North corner of a called 5.83 acre tract of land described in a warranty deed with vendor's lien to Matthew Lyon and Carrie Lyon, recorded in Document No. 2013-004789, R.R.V.Z.C.T.;

**THENCE:** South 44° 56' 07" West, along the most Easterly Northwest line of the said 5.83 acre Lyon tract, a distance of 201.96 feet to a 1/2" iron rod (called in Volume 1360, Page 490 and Document No. 2017-009787 and referenced in Document No. 2013-004789) found for the South corner of the hereon described tract, same being the East corner of a called 1.948 acre tract of land described in a warranty deed with vendor's lien to Troy Edward Willis and Shelby R. Willis, recorded in Document No. 2017-009787, O.P.R.V.Z.C.T., and being an ell corner of the said 11.28 acre Ainsworth tract;

**THENCE:** North 41° 50' 08" West, along the most Northerly Southwest line of the said 11.28 acre Ainsworth tract and the Northeast line of the said 1.948 acre Willis tract, a distance of 347.69 feet to a 3/8" iron rod (called in Volume 1360, Page 490 and Document No. 2017-009787) found for the West corner of the hereon described tract, same being the most Northerly West corner of the said 11.28 acre Ainsworth tract, being the North corner of the said 1.948 acre Willis tract, and being in the called Southeast line of said County Road 2318;

**THENCE:** North 46° 14' 39" East (Directional Control Line), along the original most Northerly Northwest line of the said 11.28 acre Ainsworth and with said County Road 2318, a distance of 200.35 feet to the POINT OF BEGINNING and containing 69,401 square feet or 1.593 acres of land.

**TO:** Kevin Neil Jones and Hannah E. Jones  
Thelma L. Ainsworth  
Old Republic National Title Insurance Company  
Elliott & Waldron Abstract & Title Company

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 7th day of May, 2019 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties. ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.  
Texas Registration No. 5100  
Date: May 08, 2019  
BISON CREEK LAND SERVICES, LLC.  
24443 IH 20  
Wills Point, Texas 75169  
Phone (903) 873-3600



**SURVEY NOTES:**

- Except as shown there are no visible protrusions.
  - Basis of bearing is the called 11.28 acre tract of land described in a warranty deed to Jack L. Ainsworth et ux, Thelma L. Ainsworth, recorded in Volume 1360, Page 490, R.R.V.Z.C.T. and the Directional Control Line (N 46°14'39" E) is the most Northerly Northwest line thereof.
  - The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.  
  
Old Republic National Title Insurance Company GF. No. 190196  
Effective Date: April 26, 2019 Issued: May 06, 2019
- SUBJECT TO THE FOLLOWING:**
- a. Easements or claims of easements which may or may not be recorded in the public records of Van Zandt County, Texas.
  - b. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
  - c. Order of Commissioners, Van Zandt County, Texas, dated May 26, 1987, recorded in Volume 1122, Page 55, Real Records of Van Zandt County, Texas, establishing subdivision regulations, as amended by Order dated July 2, 1990, recorded in Volume 1205, Page 751, Real Records of Van Zandt County, Texas, and as amended by Order dated November 13, 1995, and recorded in Volume 1365, Page 312, Real Records of Van Zandt County, Texas and as amended by order dated November 24, 2009 and recorded in Document No. 2009-010247, Real Records of Van Zandt County, Texas.
  - d. Right of Way to State of Texas from Mrs. W.H. Corley, et al in instrument dated May 15, 1933, recorded in Volume 235, Page 71, of the Deed Records of Van Zandt County, Texas.



**BISON CREEK**  
**LAND SERVICES, LLC**  
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**SURVEY**  
BEING A 1.593 ACRE TRACT OF LAND  
SITUATED IN THE G.W. EMERSON SURVEY,  
ABSTRACT NO. 255, AND THE G. SEITZ SURVEY,  
ABSTRACT NO. 785, VAN ZANDT COUNTY, TEXAS

#23999 COUNTY ROAD  
2318, CANTON, TX

SCALE: 1" = 60'	REVISION:
DATE: 05/08/19	
APPROVED BY: JPK	
DRAWN BY: JND	
CHECK: KS / JLN	
PROJECT NO.: 19-0740	

SHEET  
**1**  
OF 1