



THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL BEFORE YOU DIG.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48467C0150C, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84). GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO MACBEE WATER SUPPLY CORP. RECORDED IN VOLUME 698, PAGE 33 ( TO BE LOCATED BY UTILITY COMPANY )

NOTE: IT IS THE CLIENTS RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY REGARDING ZONING REGULATIONS (BUILDING SETBACK LINES, EASEMENTS, ETC.) THAT COULD EFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.

	BRICK		IRON ROD FOUND/SET
	COVERED AREA		1/2" IRON ROD FOUND
	CONCRETE		1/2" IRON ROD SET (UNLESS OTHERWISE NOTED)
	WOOD DECK		1" IRON PIPE FOUND
	STONE		MONUMENT FOUND
	GRAVEL/ROCK ROAD		FOUND/SET
	ASPHALT PAVING		GUY WIRE
	D&UE - DRAINAGE		BUILDING LINE/SET
	BL - BACK FENCE		POWER POLE
	CHAIN LINK FENCE		POINT FOR CORNER
	WOOD FENCE		RIGHT-OF-WAY
	BARBED/WIRE		EAST - EASEMENT
	METAL FENCE		AIR CONDITIONING
	PIPE FENCE		POOL EQUIPMENT
	WATER LINE		UNDERGROUND TELEPHONE
	GAS LINE		UNDERGROUND CABLE TV
	ELECTRIC METER		ELECTRIC TRANSFORMER
	LP - LIGHT POLE		OVERHEAD POWER LINE

PROPERTY DESCRIPTION

STATE OF TEXAS: COUNTY OF VAN ZANDT: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. MOORE SURVEY, ABSTRACT NO. 564 BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED AS TRACT ONE AND TRACT TWO TO R. C. AND MARY A. MCCASLAND, RECORDED IN VOLUME 1508, PAGE 476, DEED RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 60D NAIL FOUND FOR CORNER IN THE INTERSECTION OF VZ COUNTY ROAD 3214 AND 3215, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT: THENCE SOUTH 71 DEGREES 54 MINUTES 10 SECONDS EAST, WITHIN SAID VZ COUNTY ROAD 3215 AND ALONG THE NORTH RESIDUE LINE OF SAID MCCASLAND TRACT TWO (VOL. 1508, PG. 476), A DISTANCE OF 136.58 FEET TO A 60D NAIL FOUND FOR ANGLE POINT; THENCE SOUTH 84 DEGREES 13 MINUTES 10 SECONDS EAST, WITHIN SAID VZ COUNTY ROAD 3215 AND ALONG THE NORTH RESIDUE LINE OF SAID MCCASLAND TRACT TWO (VOL. 1508, PG. 476), A DISTANCE OF 265.39 FEET TO A POINT FOR CORNER FOR ANGLE POINT; THENCE SOUTH 77 DEGREES 18 MINUTES 29 SECONDS EAST, WITHIN SAID VZ COUNTY ROAD 3215 AND ALONG THE NORTH RESIDUE LINE OF SAID MCCASLAND TRACT TWO (VOL. 1508, PG. 476), A DISTANCE OF 54.10 FEET TO A POINT FOR CORNER, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT TWO TO R. C. AND MARY A. MCCASLAND, RECORDED IN INSTRUMENT NO. 2010-003203, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS; THENCE SOUTH 28 DEGREES 54 MINUTES 35 SECONDS WEST, ALONG THE THE APPARENT NORTHWEST LINE OF SAID MCCASLAND TRACT TWO (INST. NO. 2010-003203), PASSING A 1 1/2 INCH IRON ROD FOUND FOR WITNESS AT 28.76 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 399.50 FEET TO A 1 INCH IRON PIPE FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF SAID MCCASLAND TRACT TWO (INST. NO. 2010-003203); THENCE SOUTH 43 DEGREES 22 MINUTES 01 SECONDS WEST, OVER AND UPON SAID MCCASLAND TRACT ONE (1508, PG. 476), A DISTANCE OF 1084.69 FEET TO A 1 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A PLUS 5569 FOR CORNER IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THEL D. AND ARGIE M. SHASTID, RECORDED IN VOLUME 1865, PAGE 131, REAL RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT; THENCE NORTH 44 DEGREES 38 MINUTES 31 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID MCCASLAND TRACT ONE (VOL. 1508, PG. 476) AND THE APPARENT NORTHEAST LINE OF SAID SHASTID TRACT, A DISTANCE OF 247.50 FEET TO A 1 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID SHASTID TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LEE D. SHASTID, RECORDED IN INSTRUMENT NO. 2021-013810, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS; THENCE NORTH 45 DEGREES 08 MINUTES 11 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID MCCASLAND TRACT (VOL. 1508, PG. 476) AND THE APPARENT NORTHEAST LINE OF SAID SHASTID TRACT (INST. NO. 2021-013810), A DISTANCE OF 247.52 FEET TO A POINT FOR CORNER NEAR THE CENTER OF SAID VZ COUNTY ROAD 3214 AND IN THE APPARENT SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED OT MICHAEL J. GOGGANS, RECORDED IN VOLUME 1290, PAGE 432, REAL RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID MCCASLAND TRACT ONE (VOL. 1508, PG. 476) AND THE APPARENT NORTH CORNER OF SAID SHASTID TRACT (INST. NO. 2021-013810), FROM WHICH A 10 INCH WOOD FENCE CORNER POST FOR WITNESS BEARS SOUTH 45 DEGREES 08 MINUTES 11 SECONDS EAST - 21.20 FEET; THENCE NORTH 42 DEGREES 27 MINUTES 06 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID MCCASLAND TRACT ONE (VOL. 1508, PG. 476), THE APPARENT SOUTHEAST LINE OF SAID GOGGANS TRACT AND WITHIN SAID VZ COUNTY ROAD 3214, A DISTANCE OF 248.26 FEET TO A POINT FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT EAST CORNER OF SAID GOGGANS TRACT; THENCE NORTH 45 DEGREES 09 MINUTES 30 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID GOGGANS TRACT, A DISTANCE OF 15.35 FEET TO A POINT FOR CORNER, SAID POINT BEING THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID L. MAASS, RECORDED IN INSTRUMENT NO. 2021-009531, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS; THENCE NORTH 45 DEGREES 23 MINUTES 44 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID MCCASLAND TRACT ONE (VOL. 1508, PG. 476) AND THE APPARENT SOUTHEAST LINE OF SAID MAASS TRACT, A DISTANCE OF 960.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 653,400.00 SQ. FT. OR 15.00 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (REMAX LANDMARK, CODY AARON AND LARRY AARON) THAT THE SURVEY IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 230093 WAS CONDUCTED AND DESCRIBED SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY, SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION, THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED: THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 6TH DAY OF MARCH 2023

BRIAN GALLIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

~BRIAN GALLIA & ASSOCIATES~  
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JOB NO. 2301064-1B CAD. TECH. AOWEN

SURVEY PLAT  
VZ COUNTY ROAD 3214  
J. MOORE SURVEY, ABSTRACT NO. 564  
VAN ZANDT COUNTY, TEXAS