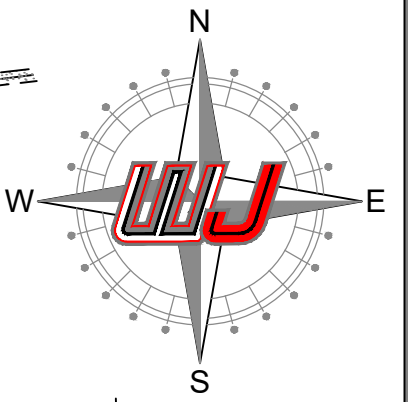


NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

Van Zandt County, Texas



POB

CTTN SPNDLE FOUND
X-TIE CORNER BRS.
S 59°31'16" E 32.47'

N 83°24'45" E 995.67'

CTTN SPNDLE SET
REF. 3/8" IRF BRS.
S 01°41'30" E 13.55'

CR 4703

POND

TEXROCK INDUSTRIES, LLC
TRACT 1 CALLED 37.80 ACRES
Doc. No. 2022-001788

**SURVEYED:
75.809 ACRES**

APPROXIMATELY 5.117 ACRES
LIES WITHIN THE BOUNDARIES OF
CR 4714, & CR 4703

PREVIOUS BOUNDARY
LINE

HELEN JEAN DILLER
AND JONATHAN DAVID DILLER
CALLED 64.18 ACRES
Doc. No. 2021-001338

CR 4714

N 02°01'46" W 3520.29' 20' Wide Wood County Electric Co-op ESMIT - 873/818

POND

TEXROCK INDUSTRIES, LLC
TRACT 2 CALLED 37.80 ACRES
Doc. No. 2022-001788

STANLEY R. DIKE
CALLED 1.855 ACRES
Doc. No. 2018-005351

KAIN LANDAVERDE
CALLED 35.787 ACRES
Doc. No. 2016-000727

EDDIE DIKE
AND NORMA DIKE
CALLED 40.64 ACRES
VOLUME 1528, PAGE 421

S 65°46'53" W 1051.53'

JACOB EISEMANN
AND CRYSTAL EISEMANN
CALLED 20.086 ACRES
Doc. No. 2021-010149

CTTN SPNDLE FOUND
1/2" IRF BRS.
N 65°35'02" E 23.73'

E.F. MITCHASSON SURVEY, A-583

- ☼ = COTTON SPINDLE FOUND/SET
● = 1/2" IRON ROD FOUND/SET
WM = WATER METER
PP = POWER POLE
MH = MANHOLE
GM = GAS METER
EM = ELECTRIC METER
T = TELE. PEDESTAL
U = U.G. ELECTRIC
☒ = IRRIGATION VALVE
X = WATER VALVE
C = CABLE BOX/PEDESTAL
S = SEPTIC LID/EQUIPMENT
PROP = PROPANE TANK
AC = AIR CONDITIONER
O = POINT FOR CORNER

RANGER TITLE CO.
GF No. F230972VZ
BUYER: MARSHALL MERRITT
UNDERWRITER: FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B ITEMS:
Do AFFECT ~ 873/818

ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
A PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF CR 4714 & CR 4703. (SHOWN)
NO ENCROACHMENTS WERE FOUND TO ADVERSELY AFFECT THIS PROPERTY.

SURVEYORS STATEMENT:

I, CASEY JORDAN, REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6789, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON
WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY
DIRECTION AND SUPERVISION
ON THE GROUND DURING THE MONTH OF FEBRUARY, 2022

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF JUNE, 2023

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789



**SURVEYED 75.809 ACRES
E.F. MITCHASSON SURVEY, A-583
VAN ZANDT COUNTY, TEXAS**



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

PROJECT MANAGER: BLOCKER
ADDRESS: COUNTY ROAD 4714
CITY/COUNTY: BEN WHEELER, VAN ZANDT, CO
SURVEY/ABSTRACT No.: A-583
SUBDIVISION: N/A
LOT No.: N/A
CLIENT: GRIBBLE

PREPARED BY: B.B.B. 6/30/2023

JOB No. 21-0521

200 0 200
SCALE: 1" = 200'