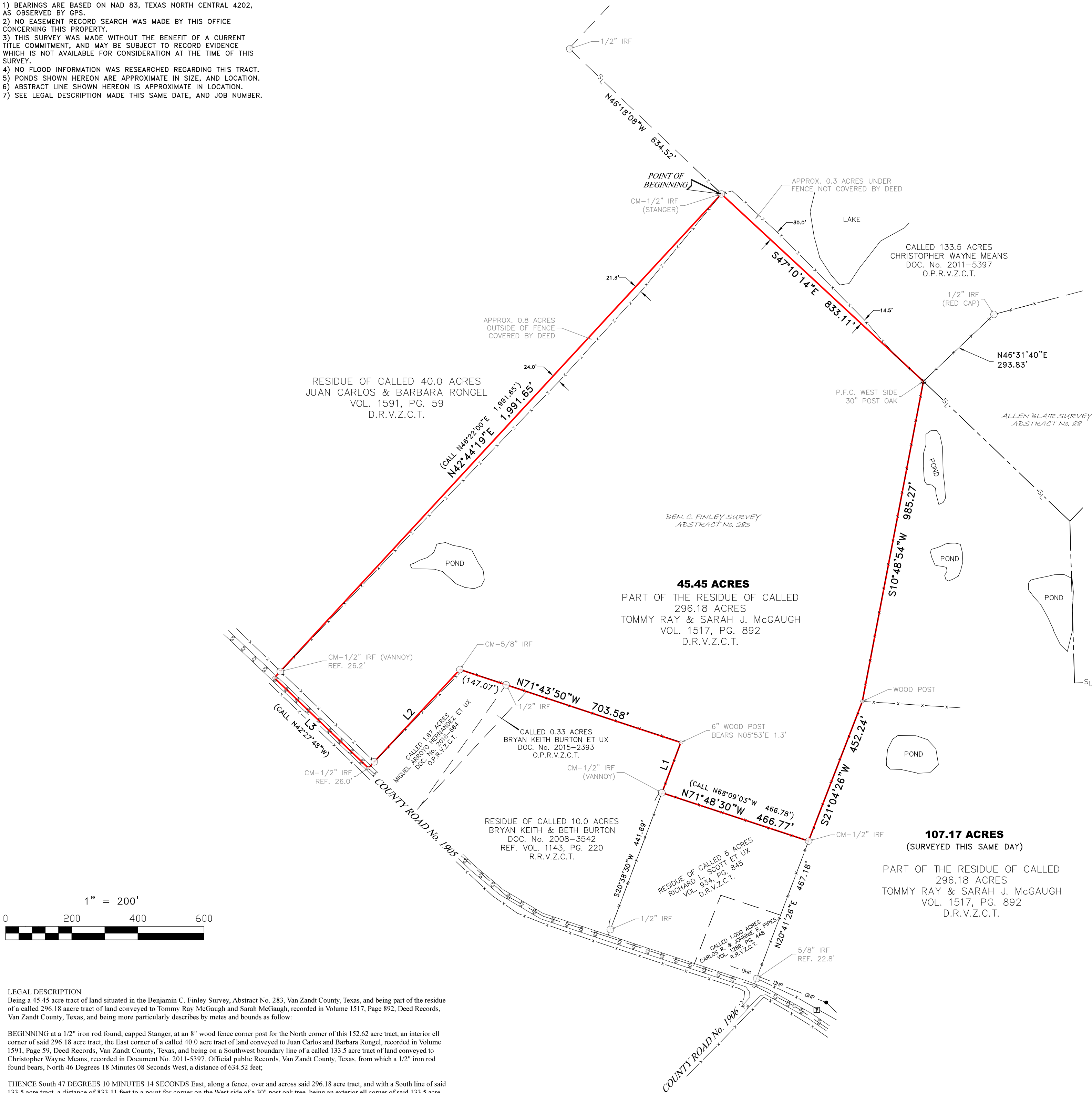


LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
1/2" IRON ROD FOUND	WOOD
1/2" IRON ROD SET	COVERED CARPORT,
POINT FOR CORNER	PORCH, DECK, ETC
1/2" IRON PIPE FOUND	OHT - OVERHEAD TELEPHONE
POWER POLE	OHP - OVERHEAD ELECTRIC
A/C AIR CONDITIONING	PIPE FENCE
WATER METER	METAL FENCE
CONCRETE R.O.W. MON	WOOD FENCE
600 NAIL FOUND	BARBED WIRE FENCE
"x" FOUND IN CONCRETE	CHARLINK FENCE
UNDERGROUND ELECTRIC	OVERHEAD ELECTRIC
F.H FIRE HYDRANT	GUY WIRE
GAS METER	ELECTRIC PEDESTAL
WATER VALVE	TELEPHONE PEDESTAL
	CLEANOUT
	SEPTIC TANK
	ASPHALT PAVING
	GRAVEL/ROCK
	ROAD ON DRIVE

45.45 ACRE TRACT IN THE
BENJAMIN C. FINLEY SURVEY, ABSTRACT No. 283,
VAN ZANDT COUNTY, TEXAS

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
- 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 5) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE, AND LOCATION.
- 6) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
- 7) SEE LEGAL DESCRIPTION MADE THIS SAME DATE, AND JOB NUMBER.



LEGAL DESCRIPTION

Being a 45.45 acre tract of land situated in the Benjamin C. Finley Survey, Abstract No. 283, Van Zandt County, Texas, and being part of the residue of a called 296.18 acre tract of land conveyed to Tommy Ray McGaugh and Sarah McGaugh, recorded in Volume 1517, Page 892, Deed Records, Van Zandt County, Texas, and being more particularly describes by metes and bounds as follow:

BEGINNING at a 1/2" iron rod found, capped Stanger, at an 8" wood fence corner post for the North corner of this 152.62 acre tract, an interior ell corner of said 296.18 acre tract, the East corner of a called 40.0 acre tract of land conveyed to Juan Carlos and Barbara Rongel, recorded in Volume 1591, Page 59, Deed Records, Van Zandt County, Texas, and being on a Southwest boundary line of a called 133.5 acre tract of land conveyed to Christopher Wayne Means, recorded in Document No. 2011-5397, Official public Records, Van Zandt County, Texas, from which a 1/2" iron rod found bears, North 46 Degrees 18 Minutes 08 Seconds West, a distance of 634.52 feet;

THENCE South 47 DEGREES 10 MINUTES 14 SECONDS East, along a fence, over and across said 296.18 acre tract, and with a South line of said 133.5 acre tract, a distance of 833.11 feet to a point for corner on the West side of a 30" post oak tree, being an exterior ell corner of said 133.5 acre tract and the Northwest corner of a 107.17 acre tract, Tract Two, surveyed this same day;

THENCE along a fence, over and across said 296.18 acre tract, and with the West line of said 107.17 acre tract as follows:
South 10 DEGREES 48 MINUTES 54 SECONDS West, a distance of 985.27 feet to a wood fence post. for corner and South 21 DEGREES 04 MINUTES 26 SECONDS West, a distance of 452.24 feet to a to a 1/2" iron rod found at a 3" pipe post for an interior ell corner of said 296.18 acre tract and the Northeast corner of the residue of a called 5 acre tract of land conveyed to Richard L. Scott et ux, recorded in Volume 934, Page 845, Real Records, Van Zandt County, Texas, from which a 5/8 inch rod found bears South 20 DEGREES 41 MINUTES 26 SECONDS West, a distance of 444.35;

THENCE North 71 DEGREES 48 MINUTES 30 SECONDS West, along a fence, with a South line of said 296.18 acre tract, and with the North line of said 5 acre tract, a distance of 466.77 feet to a 1/2" iron rod, capped Vannoy, at a 10" wood fence corner post for an exterior ell corner of said 296.18 acre tract, the Northwest corner of said 5 acre tract, and in the East line of the residue of a called 10.0 acre tract of land conveyed to Jay Buchbinder et ux, recorded in Volume 1143, Page 220, Real Records, Van Zandt County, Texas;

THENCE along a fence, over and across said 296.18 acre tract, with the North line of said 10.0 acre tract, with the North line of a called 0.33 acre tract of land conveyed to Bryan Keith Burton et ux, recorded in Document No. 2015-2393, Official Public Records, Van Zandt County, Texas, and the North line of a called 1.67 acre tract of land conveyed to Miguel Arroyo Hernandez et ux, recorded in Document No. 2016-664, Official Public Records, Van Zandt County, Texas as follows
North 20 DEGREES 38 MINUTES 30 SECONDS East, a distance of 162.52 feet to a point for corner, from which a 6" wood fence corner post bears North 05 DEGREES 53 MINUTES East, a distance of 1.3 feet and
North 71 DEGREES 43 MINUTES 50 SECONDS West, a distance of 703.58 feet to a 5/8" iron rod found at the Northwest corner of said 1.67 acre tract;

THENCE South 42 DEGREES 51 MINUTES 52 SECONDS West, generally along a fence, over and across said 296.18 acre tract, and with the West line of said 1.67 acre tract, a distance of 406.68 feet to a point for corner in County Road No 1905 for the Southwest corner of said 1.67 acre tract and on a South line of said 296.18 acre tract;

THENCE North 46 DEGREES 08 MINUTES 53 SECONDS West, generally along the centerline of County Road No. 1905 and with the South line of said 296.18 acre tract, a distance of 394.14 feet to a point for the most Westerly Southwest corner of said 96.18 acre tract and the South corner of said 40.0 acre tract, from which a 1/2" iron rod found, capped Vannoy, bears North 42 DEGREES 44 MINUTES 19 SECONDS East, a distance of 26.2 feet;

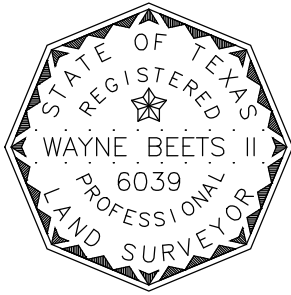
THENCE North 42 DEGREES 44 MINUTES 19 SECONDS East, with the Southwest line of said 40.0 acre tract and with a North line of said 296.18 acre tract, distance of 1,991.65 feet to the POINT OF BEGINNING and CONTAINING 45.45 acres of land.

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated and was prepared from an on the ground survey done under my supervision during the month of September, 2020.

REVISED--03-22-2021

BY:

WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039



WAYNE BEETS
7920 FM 316
EUSTACE, TEXAS
903-288-6810

JOB NO.:

W2021-006A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°38'30"E	162.52'
L2	S42°51'52"W	406.68'
L3	N46°08'53"W	394.14'