

SURVEY

ADDRESS : 27555 State Highway No. 47, Van Zandt County, Texas.

LEGAL : All that certain lot, tract or parcel of land situated within the Antonio Ybarbo Survey, Abstract No. 979, Van Zandt County, Texas, same being those tracks of land conveyed to Debra L. Lee and Michael G. Lee in Document No. 2011-001014, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for the southeast corner of tracts;

THENCE South 86 degrees 00 minutes 00 seconds West, 2277.53 feet to a concrete monument found for corner;

THENCE North 02 degrees 59 minutes 29 seconds East, with the east right-of-way of State Highway No. 47, 30.22 feet to a bent 1/2 inch steel rod found for corner, from which a 5/8 inch steel rod found bears North 02 degrees 59 minutes 29 seconds East at 75.01 feet for witness;

THENCE North 86 degrees 00 minutes 00 seconds East, 1647.35 feet to a point for corner;

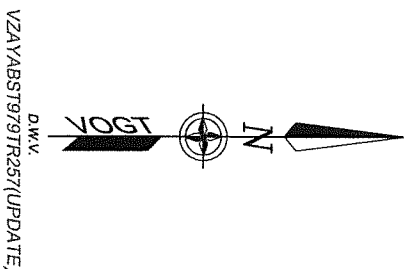
THENCE North 04 degrees 18 minutes 58 seconds East, 1287.99 feet to a steel fence post found for corner;

THENCE North 86 degrees 20 minutes 00 seconds East, 630.36 feet to a concrete monument found for corner;

THENCE South 04 degrees 18 minutes 58 seconds West, 1314.60 feet to the Point of Beginning and containing 20.00 acres of land.

State Law (SEC 251.151) - Requires anyone digging deeper than 16 inches to call the ONE-CALL NOTIFICATION CENTER, two days prior to digging.

SURVEY NOTES:
1. BEARINGS BASED ON DEED CALLS.
2. PROPERTY CORNERS ALONG SOUTH PROPERTY LINE HELD AS DIRECTIONAL CONTROL.
3. HIGHWAY R.O.W. PER TXDOT MAP AND CONCRETE MONUMENTS FOUND.
4. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS THAT MAYBE OF RECORD.



STEEL FENCE
POST FOUND

RAGLE
850 / 255
N 86° 20' 00" E
630.36'

DEBRAL L. LEE &
MICHAEL G. LEE
2011-001014

TRIPLE S HOLDINGS LP
2013-000130
S 04° 18' 58" W
1314.60'

1287.99'
N 04° 18' 58" E
COLICO LLC
2013-004386

TWO STORY
STONE AND FRAME
RESIDENCE

POND
POOL & SPA
GARAGE
PROPANE TANK
METAL BLDG.
CONCRETE MONUMENT FOUND
POINT OF BEGINNING

BENT 1/2" S.R.F.
30.22'
CONCRETE MONUMENT
FOUND

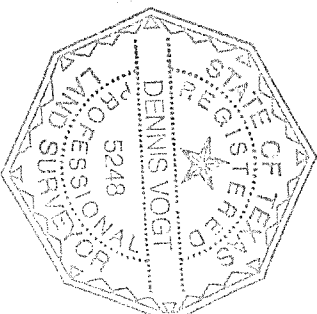
S.H. NO. 47
27555
N 02° 59' 29" E

2277.53'
S 86° 00' 00" W
(DIRECTIONAL CONTROL LINE)
BROWN TRUST
2238 / 560

LEGEND

Steel Rod Found S.R.F. °
Steel Rod Set S.R.S. •
Wood Fence -----
Metal Fence -----
Property Line -----

Date: 03-31-2021
Survey No.: 21.4137
Titlework by: Van Zandt Abstract
G.F. No.: 2021-01-8
Scale: 1"=200'
Purchaser: Lee
Seller: Lee



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