

RADIUS = 1108.15'
DELTA = 04°33'02"
ARC LENGTH = 94.46'
CHORD DISTANCE = 94.43'
CHORD BEARING = N 08°27'07" E

CALL: 91.91 AC.
JOHN D. GENEVA, ET UX
VOL. 1080, PG. 790



ACT: S 60°49'58" E - 367.87'
CALL: S 60°51'07" E - 367.77'
ACT: S 63°49'25" E - 342.19'
CALL: S 63°51'00" E - 341.98'

ACT: S 63°53'35" E - 388.67'
CALL: S 63°53'17" E - 388.78'

ACT: S 79°20'39" E - 417.86'
CALL: S 79°20'21" E - 417.98'

ACT: S 82°59'46" E - 1152.62'
CALL: S 83°00'15" E - 1152.87'

1/2" I.R.F.
FENCE CORNER
NORTHWEST - 0.8'

"SECOND TRACT" CALL: 102.872 AC.
PAUL DOUGLAS TANNENHILL
VOL. 1128, PG. 794

CALL: 118.466 AC.
JOE LABARBA PERMIT SERVICES, INC. TO JOE LABARBA, ET UX
12-29-1989 VOL. 1191, PG. 187

J. L. MONTGOMERY SURVEY
ABSTRACT NO. 551

TOTAL SURVEYED: 118.46 AC.

CALL: 133.466 AC.
ELBERT M. MADERA, ET UX
VOL. 1040, PG. 568 & 570

POINT FOR CORNER
FROM WHICH A
2" I.P.F. BEARS:
S 88°43'48" E - 0.84'

< BEARING BASE: PER VOL. 1191, PG. 187 >
CALL: S 00°08'42" E - 2243.88'

ACT: S 00°08'42" E - 2243.76'

WM. MASTERS SURVEY
ABSTRACT NO. 553

"TRACT THREE" CALL: 40.00 AC.
GIBBS & BUSBY FAMILY LIMITED PARTNERSHIP
VOL. 1438, PG. 126

ACT: N 00°53'49" W - 1280.83'
CALL: N 00°53'49" W - 1280.73'

1/2" I.P.F.
BARN
15.96'

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

PP GA

"FIRST TRACT" CALL: 40 AC.
PAUL DOUGLAS TANNENHILL
VOL. 1128, PG. 794

R. MOORE SURVEY
ABSTRACT NO. 584

ACT: S 89°39'01" W - 1520.24'
CALL: S 89°36'04" W - 1520.20'

FENCE NORTH - 5.3'

FENCE WEST - 1.8'

FENCE WEST - 4.2'

FENCE WEST - 5.2'

X = DENOTES FENCE LINE
P = DENOTES POWER POLE
GA = DENOTES GUY ANCHOR
WM = DENOTES WATER METER
CONC. MON. = DENOTES 4" X 4" CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT.
I.R.F. = DENOTES IRON ROD (FOUND)
I.R.S. = DENOTES IRON ROD (SET) W/ CAP MARKED "STANGER"

"TRACT ONE"
GIBBS & BUSBY LIMITED PARTNERSHIP
VOL. 1438, PG. 126

RESEARCH OF EASEMENTS LIMITED TO THE FOLLOWING, IN CONNECTION WITH G.F. #VZ99-12017:
EASEMENT TO KAUFMAN-VAN ZANDT SOIL CONSERVATION DISTRICT OF RECORD IN VOL. 527 PG. 283, D.R.V.Z.C.T. (BLANKET EASEMENT).
EASEMENT TO NO NAME WATER SUPPLY CORP. OF RECORD IN VOL. 658, PG. 452, D.R.V.Z.C.T. (BLANKET EASEMENT).
EASEMENT TO KAUFMAN-VAN ZANDT SOIL CONSERVATION DISTRICT OF RECORD IN VOL. 589, PG. 167, D.R.V.Z.C.T. (BLANKET EASEMENT).
EASEMENT TO CLIFF HOWELL OF RECORD IN VOL. 770, PG. 293, D.R.V.Z.C.T. (DESCRIPTION IS VAGUE, AMBIGUOUS AND NOT LOCATABLE).
ACCESS EASEMENT TO PAUL D. TANNENHILL, ET UX, OF RECORD IN VOL. 1045, PG. 860, R.R.V.Z.C.T. (APPEARS NOT TO AFFECT THE PROPERTY SURVEYED).

RECORD DEDICATION OF FARM TO MARKET HWY. NO. 90 (AN 80.0' WIDE RIGHT-OF-WAY), FOUND OF
RECORD IN VOLUME 11, PAGE 540, COMMISSIONERS COURT MINUTES OF VAN ZANDT COUNTY, TEXAS.

BEARING BASIS:
BEARINGS ARE BASED ON THE RECORD BEARING OF S 00°08'42" E ALONG THE MONUMENTED EAST
LINE OF THE CALLED 118.466 ACRE TRACT SHOWN HEREON, PER VOL. 1191, PG. 187, R.R.V.Z.C.T.

I, J. L. STANGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT
TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH
OF JANUARY, 2000, REFERENCE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

ORIGINALLY SURVEYED JANUARY 19, 2000, BY MARK D. BRYANT, RPLS NO. 4360.
REVISED TO SHOW ADDITION OF POOL ONLY, THIS THE 28TH DAY OF JUNE, 2012.

BY: *J. L. Stanger*
J. L. STANGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 2111



PLAT OF SURVEY
SHOWING PART OF THE
WM. MASTERS SURVEY, ABSTRACT NO. 553
J. L. MONTGOMERY SURVEY, ABSTRACT NO. 551
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 200 FEET

PROPERTY ADDRESS:
F.M. HWY. 90
MABANK, TEXAS 75147

STANGER
SURVEYING COMPANY
100 West Dallas Street
Canton, Texas 75103
(903) 567-5680