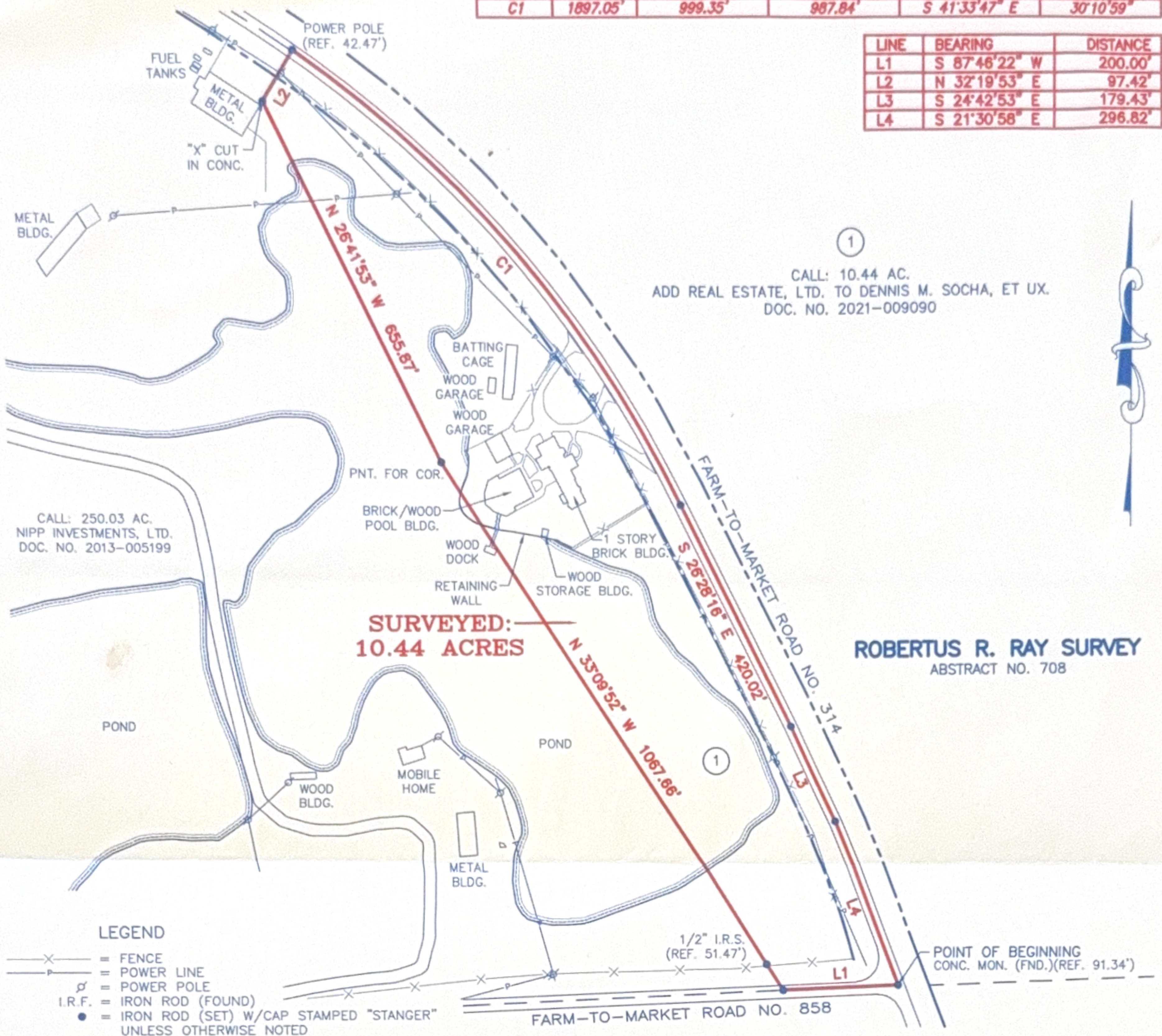


NOTE:
ACCORDING TO FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NO. 48467C0475C, EFFECTIVE 12-17-2010,
THE PROPERTY SHOWN HEREON DOES NOT APPEAR TO FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
HOWEVER, INHERENT INACCURACIES OF SAID FLOOD HAZARD BOUNDARY MAP PRECLUDES THIS SURVEYOR
FROM CERTIFYING TO LOCATIONS BASED ON SUCH MAP.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1897.05'	999.35'	987.84'	S 41°33'47" E	30°10'59"

LINE	BEARING	DISTANCE
L1	S 87°46'22" W	200.00'
L2	N 32°19'53" E	97.42'
L3	S 24°42'53" E	179.43'
L4	S 21°30'58" E	296.82'



**PLAT OF SURVEY
SHOWING PART OF THE
ROBERTUS R. RAY SURVEY, ABSTRACT NO. 708
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 200 FEET**

FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

IN PROVIDING THIS BOUNDARY SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

RECORD DEDICATION OF FARM-TO-MARKET ROAD NO. 314 AND FARM-TO-MARKET ROAD NO. 858 WAS NOT FOUND BY THIS SURVEYOR.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS98) REFERENCED TO THE SMARTNET RTK NETWORK.

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE. (C210197)

NOTE: SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATION MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATION. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.

I, JEFF D. DOUGLAS, 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 OCTOBER, 2021.

GIVEN UNDER BY HAND & SEAL, THIS THE 7TH DAY OF OCTOBER, 2021.

BY: 
JEFF D. DOUGLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5757
TBPLS FIRM NO. 10025701



PLAT VOID IF NOT SIGNED IN RED.
PREPARED FOR: NICK GANDY



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STANGER SURVEYING CANTON LLC

(NON-TRANSFERABLE)
STANGER
SURVEYING CANTON LLC
13878 STATE HIGHWAY NO. 64
BEN WHEELER, TEXAS 75754
(903) 833-1006

SURVEY COMPLETED: 10-07-2021
FB/PG: VZ 332/79 JOB NO: C210197

SSC

STANGER SURVEYING CANTON LLC

P.O. BOX 336

BEN WHEELER, TEXAS 75754

PH: 903-833-1006

TBPLS FIRM #10025701

FAX: 903-833-1005

**ROBERTUS R. RAY SURVEY, ABSTRACT NO. 708
VAN ZANDT COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR 10.44 ACRES OF LAND

BEING 10.44 acres of land situated in the **ROBERTUS R. RAY SURVEY, ABSTRACT NO. 708**, Van Zandt County, Texas, being all of that certain called 10.44 acre tract as described in a deed from Add Real Estate. Ltd. To Dennis M. Socha, et ux., dated July 21, 2021, and recorded in Document No. 2021-009090, of the Deed Records of Van Zandt County, Texas. Said 10.44 acres of land being more particularly described as follows:

BEGINNING at a point for corner at the southeast corner of the above mentioned 10.44 acre tract, being at the centerline intersection of Farm-to-Market Road No. 314 and Farm-to-Market Road No. 858, and from which a concrete moment (found) bears North 59° 37' 09" West, a distance of 91.34 feet.

THENCE: South 87° 46' 22" West, a distance of 200.00 feet, with the south boundary line of said 10.44 acre tract, with the centerline of Farm-to-Market Road No. 858, to a point for corner at the southwest corner of said 10.44 acre tract, being at the most easterly southeast corner of that certain called 250.03 acre tract as described in a deed to Nipp Investments, Ltd., recorded in Document No. 2013-005199, and from which a 1/2" iron rod (set with a cap marked "STANGER") bears North 33° 09' 52" West, a distance of 51.47 feet;

THENCE: North 33° 09' 52" West, a distance of 1,067.66 feet, with the west boundary line of said 10.44 acre tract, with the east boundary line of the above mentioned 250.03 acre tract, to a point for corner at an angle break corner in the west boundary line of said 10.44 acre tract and being at an angle break corner in the east boundary line of said 250.03 acre tract;

THENCE: North 26° 41' 53" West, a distance of 655.87 feet, with the west boundary line of said 10.44 acre tract, with the east boundary line of said 250.03 acre tract, to a "x" cut in concrete (set) at the northwest corner of said 10.44 acre tract and being at an interior corner of said 250.03 acre tract;

THENCE: North 32° 19' 53" East, a distance of 97.42 feet, with the west boundary line of said 10.44 acre tract, with the east boundary line of said 250.03 acre tract, to a point for corner at the north corner of said 10.44 acre tract, being at an exterior corner of said 250.03 acre tract, being in the centerline of Farm-to-Market Road No. 314, and from which a power pole (found) bears South 28° 03' 45" West, a distance of 42.47 feet;

THENCE: with the northeast boundary line of said 10.44 acre tract and with the centerline of Farm-to-Market Road No. 314:

with a curve turning to the right, with an arc length of 999.35 feet, with a radius of 1,897.05 feet, with a chord bearing of South 41° 33' 47" East, with a chord length of 987.84 feet, to a point for corner;

South 26° 28' 16" East, a distance of 420.02 feet, to a point for corner;

South 24° 42' 53" East, a distance of 179.43 feet, to a point for corner;

South 21° 30' 58" East, a distance of 296.82 feet, back to the **POINT OF BEGINNING** and containing a 10.44 acre tract of land.

Bearings and distances are based on the Texas State Plane Coordinate System, North Central Zone (NAD83, CORS98). Referenced to the Smartnet RTK Network. Reference made to Plat of Survey prepared even date (C210197).

I, Jeff D. Douglas, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual Survey made on the ground under my direction and supervision during the month of October, 2021.

GIVEN UNDER MY HAND AND SEAL, this the 7th day of October, 2021.

Jeff D. Douglas
Registered Professional
Land Surveyor No. 5757

