

PLAT OF SURVEY



SCALE: 1" = 400'

CALLED 10.00 ACRES
RAY M. ALVIS AND SHERRY ALVIS
TO
OLA G. GUNSTANSON AND
VICKI G. GUNSTANSON
AUGUST 6, 2015
DOCUMENT NO. 2015-008048

CALLED 31.88 ACRES
TRACT 1
BUNNY E. ANDERSON
TO
BRADY IRWIN AND SHARON IRWIN
JUNE 26, 2020
DOCUMENT NO. 2020-005698

CALLED 96.60 ACRES
TRACT 2
JERRY D. ROBBINS AND
VICKY A. ROBBINS
TO
THE TEXAS 4 R'S, L.P.
JULY 19, 2007
VOLUME 2255, PAGE 113

A. FLOWERS
SURVEY, A-264

County Road 2916

P.O.B. Point for Corner
1/2" IR Fnd. bears:
N 04°44'24" W - 513.56'

3/4" IP Fnd.
1/2" IR Fnd. bears:
S 88°06'23" W - 46.19'

TRACT LEGEND:

A) CALLED 5.72 ACRES, TRACT 2, BUNNY E. ANDERSON TO BRADY IRWIN AND SHARON IRWIN, JUNE 26, 2020, DOCUMENT NO. 2020-005698.

B) CALLED 5.00 ACRES, FANNIE MAE TO PAUL G. COKER AND LINDSY K. COKER, MARCH 21, 2014, DOCUMENT NO. 2014-002199.

CALLED 17.25 ACRES
SHERIFF OF VAN ZANDT COUNTY, TEXAS
TO
MANUEL GALLEGOS
NOVEMBER 5, 2020
DOCUMENT NO. 2020-011428

P. YOUNG SURVEY
A-978

148.12 AC.

CALLED 35.96 ACRES
ROY ALLEN PHILLIPS AND GLORIA JEAN PHILLIPS
TO
R.G. PHILLIPS REVOCABLE TRUST
MAY 12, 2017
DOCUMENT NO. 2017-004184

CALLED 30.86 ACRES
ROY ALLEN PHILLIPS AND GLORIA JEAN PHILLIPS
TO
STEVEN D. KIEWIT
FEBRUARY 25, 2022
DOCUMENT NO. 2022-002473

Point in Oak Tree
1/2" IR Fnd. bears:
S 01°20'05" E - 423.03'

CALLED 74.507 ACRES
TRACT 2
T.C. TRAVIS AND WIFE,
CAROLYN ANN TRAVIS
TO
UDO. H. BIRNBAUM
SEPTEMBER 17, 1981
VOLUME 964, PAGE 447

(Call: East - 673vrs or 1869.44')
Act: S 89°17'06" W - 1864.85'

CALLED 43.13 ACRES
TRACT TWO
CHARLES E. WOMBLE, TRUSTEE OF THE RICHARD E. WOMBLE IRREVOCABLE TRUST
TO
CHARLES E. WOMBLE
DECEMBER 5, 2013
DOCUMENT NO. 2014-000264

CALLED 52.48 ACRES
TRACT 1
JERRY D. ROBBINS AND
VICKY A. ROBBINS
TO
THE TEXAS 4 R'S, L.P.
JULY 19, 2007
VOLUME 2255, PAGE 113

W. FLOWERS
SURVEY, A-263

RESIDUE OF A
CALLED 105.72 ACRES
SHIRLEY SOLIVIO PHILLIPS,
EXECUTRIX OF THE ESTATE OF
HARLAND WILLIAM PHILLIPS
TO
SUSAN ALICE EMERSON, ET AL
JANUARY 25, 2005
VOLUME 2001, PAGE 529

Point for Corner
8" Wood Fence Corner bears:
S 86°56'28" W - 39.71'

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of May, 2022.

GIVEN UNDER MY HAND & SEAL, this the 26th day of May, 2022.

JACE D. SCARBROUGH - R.P.L.S. No. 6289



NOTE: "O" DENOTES POINT FOR CORNER UNLESS OTHERWISE NOTED.

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

LINE	BEARING	DISTANCE
L1	S 01°25'26" E	682.62'
L2	S 01°08'12" E	313.34'



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND	
Barbed Wire Fence	— x —
Powerline	— E —
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND

PLAT OF SURVEY
148.12 AC. LOCATED IN THE
P. YOUNG SURVEY, A-978
VAN ZANDT COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 400'
SURVEYED BY: DP	REF: DOW
DATE: 05-26-2022	FILE NO: 3107.DWG