

CALL: 49,964 AC.
EPPS FAMILY TRUST
DOC. NO. 2015-002453

CALL: 32,328 AC.
PAULINE D. JENKINS
DOC. NO. 2022-000567
REF: VOL. 1360, PG. 430

CALL: 8.818 AC. (SECOND TRACT)
RUDMAN FAMILY TRUST
DOC. NO. 2012-001990

CALL: 60 AC.
SAM D. BALLARD, ET UX.
VOL. 271, PG. 610

NOTE:
THE SPECIAL FLOOD HAZARD AREA (ZONE A) SHOWN HEREON IS APPROXIMATE AND WAS SCALED FROM HAZARD BOUNDARY MAP COMMUNITY-PANEL NO. 481040 0325 C, EFFECTIVE DECEMBER 17, 2010. HOWEVER, INHERENT INACCURACIES OF SAID FLOOD HAZARD BOUNDARY MAP PRECLUDES THIS SURVEYOR FROM CERTIFYING TO LOCATIONS BASED ON SUCH MAP.

P. MASON SURVEY
ABSTRACT NO. 502

CALL: 149,371 AC.
LESS AND EXCEPT 30.47 AC.
L CINCO LAND TRUST
DOC. NO. 2023-002933

W. MCGUIRE SURVEY
ABSTRACT NO. 582

CALL: 30.47 AC.
DEWITT EDDIE LIEBOLD, JR., ET UX., CO-TRUSTEES
DOC. NO. 2022-013000

20' EASEMENT LINE TABLE

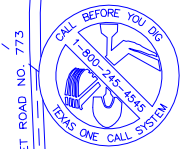
CALL: 11.94 AC.
JOSHUA DANIEL HILL
DOC. NO. 2018-005189

**SURVEYED:
29.51 ACRES**

CALL: 117.4 AC.
ALBERT ROWAN
VOL. 651, PG. 290
REF: VOL. 79, PG. 425

CALL: 106.67 AC.
MELTON JACOB HILL
DOC. NO. 2016-001537
REF: VOL. 1087, PG. 71

W. PHILLIPS SURVEY
ABSTRACT NO. 653



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STANGER SURVEYING GANTON LLC

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

SURVEY COMPLETED: 01-04-2024
JOB NO: C230105

LINE	BEARING	DISTANCE
L1	N 68°30'48" W	125.02
L2	N 58°53'24" W	197.07
L3	N 12°13'25" E	185.70
L4	N 49°49'40" E	39.92
L5	N 17°57'23" E	78.03
L6	N 46°39'40" E	44.18
L7	N 32°10'10" E	63.60
L8	N 19°42'29" E	141.20
L9	S 79°05'54" E	65.38
L10	S 64°28'40" E	76.77
L11	S 21°45'01" W	89.32
L12	S 11°05'24" W	185.63
L13	S 17°01'52" E	110.74
L14	S 32°57'12" E	53.55
L15	S 48°17'47" E	152.37
L16	S 68°04'55" E	60.27
L17	N 89°58'43" E	100.61
L18	S 42°08'20" E	77.83
L19	S 50°33'44" E	143.28
L20	S 78°14'34" E	222.81
L21	N 88°11'18" E	172.87
L22	S 57°24'20" E	214.10
L23	S 20°41'54" E	163.67
L24	S 37°58'18" E	127.51
L25	N 83°45'50" E	54.69
L26	S 81°11'41" E	44.44
L27	N 82°00'58" E	54.17
L28	N 37°33'29" E	189.26

LEGEND

- PATENT SURVEY LINE (APPROXIMATE LOCATION)
- FENCE
- POWER LINE
- ⊕ POWER POLE
- ⊙ IRON ROD (FOUND)
- IRON ROD (SET) W/CAP STAMPED "STANGER" UNLESS OTHERWISE NOTED

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 VAN ZANDT COUNTY ROAD NO. 1318 & FARM TO MARKET ROAD NO. 773 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.

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 AUGUST, 2023.

GIVEN UNDER MY HAND & SEAL, THIS THE 4TH DAY OF JANUARY, 2024.

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



PLAT VOID IF NOT SIGNED IN RED.
PREPARED FOR: EDDIE LIEBOLD

**PLAT OF SURVEY
SHOWING PART OF THE
W. MCGUIRE SURVEY, ABSTRACT NO. 582
VAN ZANDT COUNTY, TEXAS**
SCALE: 1" = 200 FEET