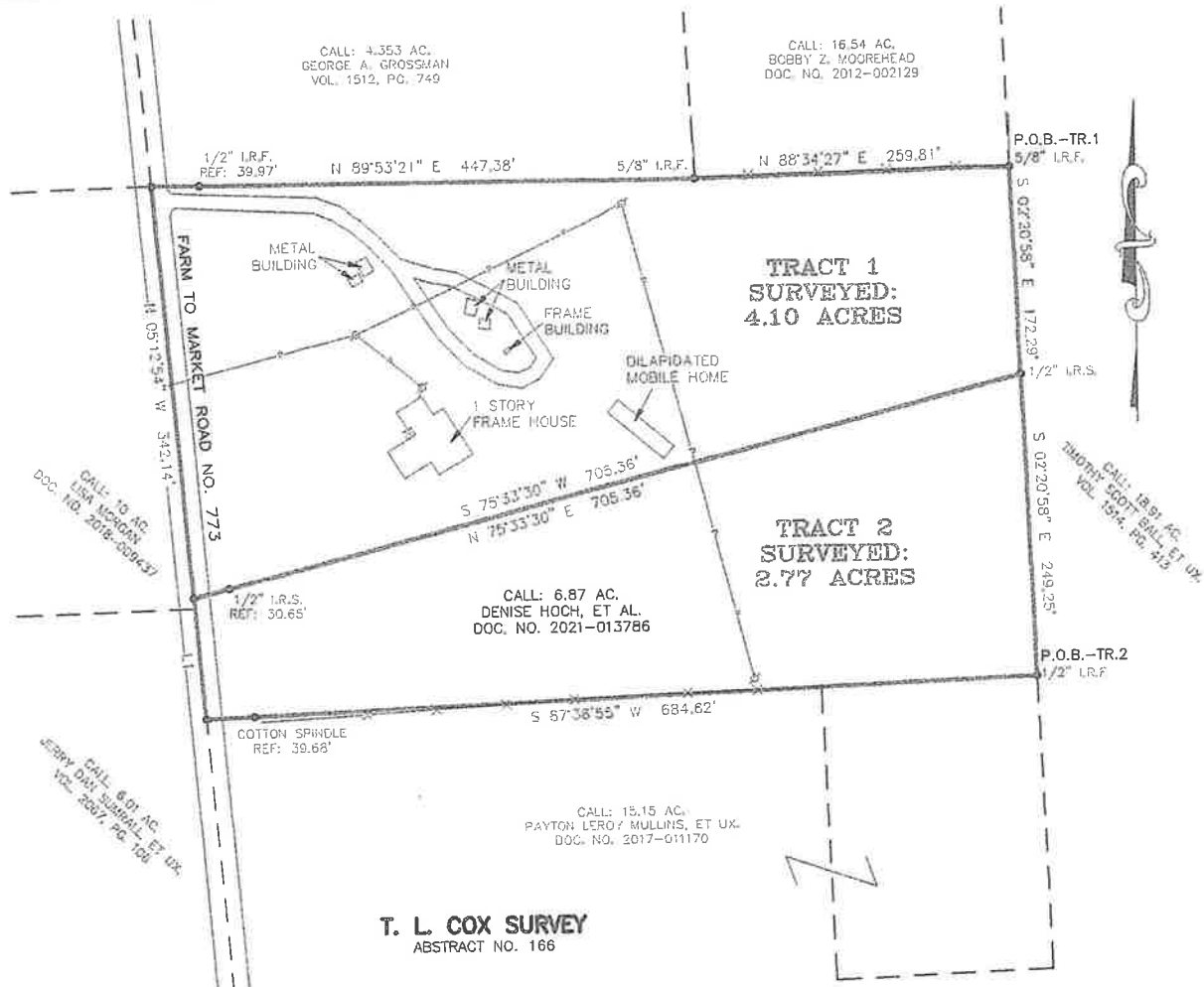




LINE	BEARING	DISTANCE
L1	N 05°12'54" W	101.64'

LEGEND

--- PATENT SURVEY LINE (APPROXIMATE LOCATION)

--- FENCE

--- POWER LINE

--- POWER POLE

--- IRON ROD (FOUND)

--- IRON ROD (SET) W/CAP STAMPED "STANGER"

UNLESS OTHERWISE NOTED

**PLAT OF SURVEY
SHOWING PART OF THE
T. L. COX SURVEY, ABSTRACT NO. 166
VAN ZANDT COUNTY, TEXAS**

SCALE: 1" = 100 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. 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 JULY, 2023.

GIVEN UNDER BY HAND & SEAL, THIS THE 25TH DAY OF JULY, 2023.

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: DENISE HOCH



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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: 07-25-2023
JOB NO: C230132

SSC

STANGER SURVEYING CANTON LLC

P.O. BOX 336
BEN WHEELER, TEXAS 75754
TBPLS FIRM #10025701

PH: 903-833-1006

FAX: 903-833-1005

TRACT 1

**T. L. COX SURVEY, ABSTRACT NO. 166
VAN ZANDT COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR 4.10 ACRES OF LAND

BEING 4.10 acres of land situated in the **T. L. COX SURVEY, ABSTRACT NO. 166** Van Zandt County, Texas, and being part of a called 6.87 acres to Denise Hoch, et al. recorded in Document No. 2021-013786 of the Real Records of Van Zandt County, Texas. Said 4.10 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod (found) for Northeast corner of these 4.10 acres. Said corner also being the Northeast corner of the above referenced 6.87 acres, being the Southeast corner of a called 16.54 acres to Bobby Z. Moorehead recorded in Document No. 2012-002129 of the Real Records of Van Zandt County, Texas, and being on the West line of a called 18.91 acres to Timothy Scott Ball, et ux. recorded in Volume 1514, Page 413 of the Real Records of Van Zandt County, Texas;

THENCE: South 02 Deg. 20 Min. 58 Sec. East, along the East line of the 6.87 acres and the West line of the above referenced 18.91 acres, a distance of 172.29 feet to a 1/2 inch iron rod (set) for the Southeast corner of these 4.10 acres;

THENCE: South 75 Deg. 33 Min. 30 Sec. West, over and across the 6.87 acres, passing a 1/2 inch iron rod (set) for reference at a distance of 674.71 feet and continuing in all a total distance of 705.36 feet to a point for corner for the Southwest corner of these 4.10 acres. Said corner also being on the West line of the 6.87 acres, being on the East line of a called 10 acres to Lisa Morgan recorded in Document No. 2018-009437 of the Real Records of Van Zandt County, Texas, and being generally located in the center of Farm to Market Road No. 773;

THENCE: North 05 Deg. 12 Min. 54 Sec. West, along the West line of the 6.87 acres and the East line of the above referenced 10 acres, generally with the center of Farm to Market Road No. 773, a distance of 342.14 feet to a point for corner for the Northwest corner of these 4.10 acres. Said corner also being the Northeast corner of the 10 acres and being the Southwest corner of a called 4.353 acres to George A. Grossman recorded in Volume 1512, Page 749 of the Real Records of Van Zandt County, Texas;

THENCE: North 89 Deg. 53 Min. 21 Sec. East, along the North line of the 6.87 acres and the South line of the above referenced 4.353 acres, passing a 1/2 inch iron rod (found) for reference at a distance of 39.97 feet and continuing in all a total distance of 447.38 feet to a 5/8 inch iron rod (found) at an angle break in the North line of these 4.10 acres. Said angle break also being the Southeast corner of the 4.353 acres and the Southwest corner of the above referenced 16.54 acres;

THENCE: North 88 Deg. 34 Min. 27 Sec. East, along the North line of the 6.87 acres and the South line of the 16.54 acres, a distance of 259.81 feet back to the **POINT OF BEGINNING** and containing a 4.10 acre tract of land.

Bearings are ground and based on the Texas State Plane Coordinate System, North Central Zone (NAD83, CORS96) referenced to the Smartnet RTK Network. Reference made to Plat of Survey prepared even date (C230132).

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 July, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 25th day of July, 2023.



Jeff D. Douglas
Registered Professional
Land Surveyor No. 5757

