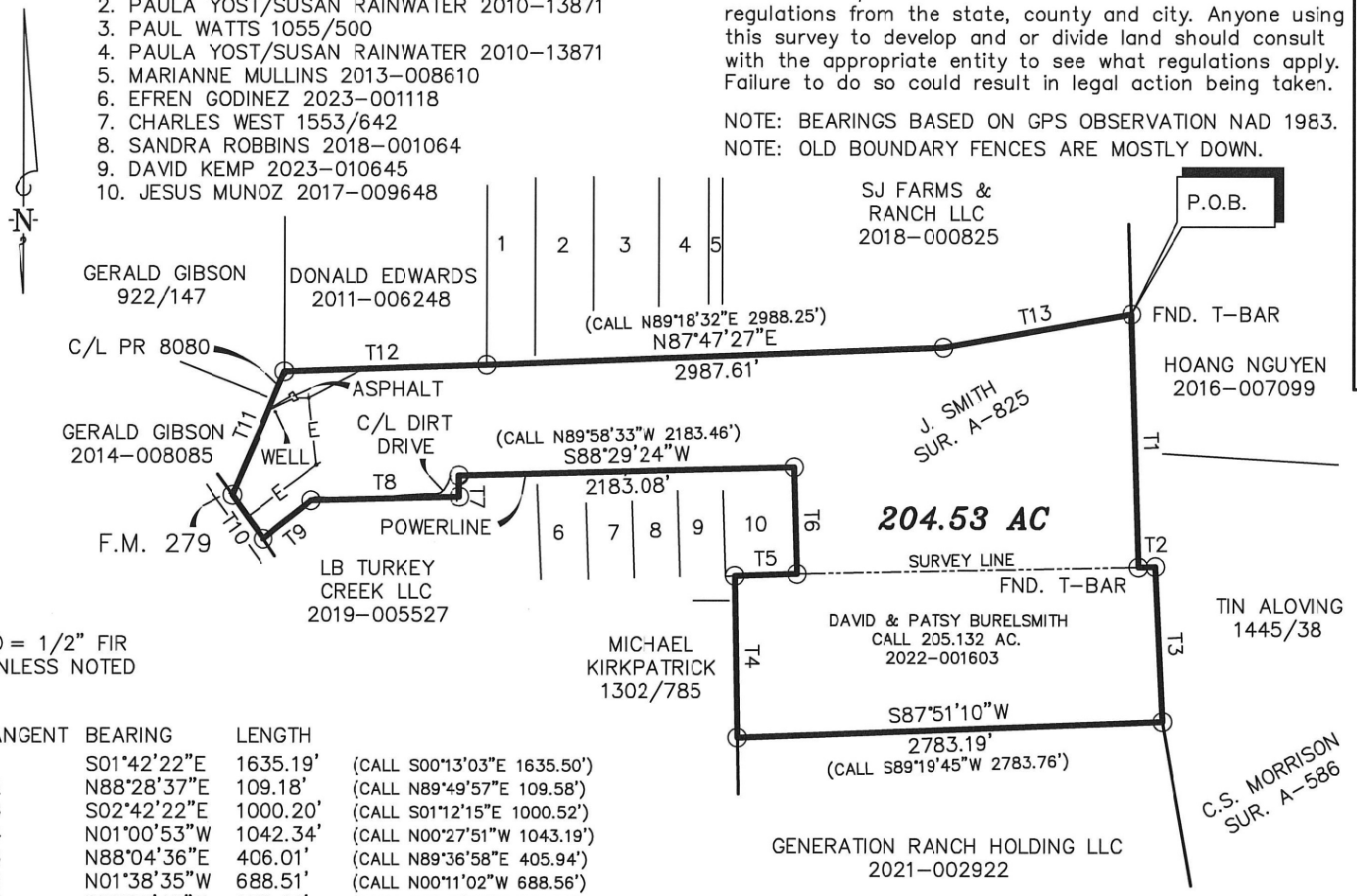
1. PAULA YOST N.D.F.
2. PAULA YOST/SUSAN RAINWATER 2010–13871
3. PAUL WATTS 1055/500
4. PAULA YOST/SUSAN RAINWATER 2010–13871
5. MARIANNE MULLINS 2013–008610
6. EFREN GODINEZ 2023–001118
7. CHARLES WEST 1553/642
8. SANDRA ROBBINS 2018–001064
9. DAVID KEMP 2023–010645
10. JESUS MUNOZ 2017–009648

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

NOTE: BEARINGS BASED ON GPS OBSERVATION NAD 1983.
NOTE: OLD BOUNDARY FENCES ARE MOSTLY DOWN.



○ = 1/2" FIR UNLESS NOTED

TANGENT	BEARING	LENGTH	
T1	S01°42'22"E	1635.19'	(CALL S00°13'03"E 1635.50')
T2	N88°28'37"E	109.18'	(CALL N89°49'57"E 109.58')
T3	S02°42'22"E	1000.20'	(CALL S01°12'15"E 1000.52')
T4	N01°00'53"W	1042.34'	(CALL N00°27'51"W 1043.19')
T5	N88°04'36"E	406.01'	(CALL N89°36'58"E 405.94')
T6	N01°38'35"W	688.51'	(CALL N00°11'02"W 688.56')
T7	S01°03'46"E	136.44'	(CALL S00°01'27"W 136.03')
T8	S88°30'06"W	970.99'	(CALL N89°58'33"W 972.28')
T9	S51°27'56"W	399.24'	(CALL S52°58'27"W 399.19')
T10	N35°21'07"W	348.07'	(CALL N33°52'44"W 367.54')
T11	N23°02'03"E	867.17'	(CALL N25°06'31"E 867.09')
T12	N88°02'37"E	1320.33'	(CALL S89°54'28"E 1324.15')
T13	N79°59'32"E	1247.47'	(CALL N81°29'41"E 1247.56')

IN MY OPINION, THE FOLLOWING EASEMENTS DO NOT AFFECT THIS TRACT:

337/591 AT&TC	380/217 TP&L
350/125 TP&L	477/269 AT&TC
380/215 TP&L	1132/912 TP&L

LEGEND

I.C.V. =	IRRIGATION CONTROL VALVE
P.O.C. =	POINT OF COMMENCEMENT
P.O.B. =	POINT OF BEGINNING
W/M =	WATER METER
W/V =	WATER VALVE
FIR =	FOUND IRON ROD
SIR =	SET IRON ROD
TEL. =	TELEPHONE
A/C =	AIR CONDITIONER
-X- =	FENCE
—E— =	POWERLINE

STATE OF TEXAS
REGISTERED
MARK FERRELL
4373
PROFESSIONAL
LAND SURVEYOR

SCALE: 1"= 1000'
COUNTY: VAN ZANDT
ACREAGE: 204.53 AC.
SURVEY: SEE PLAT
DESCRIPTION: 2022–001603
SURVEYED FOR: TOM E. NORTON, JR.
DRAWN BY: R.P. 001
FIELD TECH: S.G.

Certified To: Ranger Title Co. GF #F240300VZ, Texas Title Insurance Co. and Tom E. Norton, Jr.
I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 1 Day of APRIL, 2024.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10019900
108 W TYLER ST
ATHENS, TX 75751–2045
(903) 675–2858
800–432–7670

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