

38" POST OAK TREE FOUND (REFERENCE)  
FROM WHICH A CONCRETE MONUMENT FOUND  
FOR REFERENCE BEARS N 44°00'50" E, 2.80')

**J. SALIGNA SURVEY,  
ABSTRACT NO. 765**

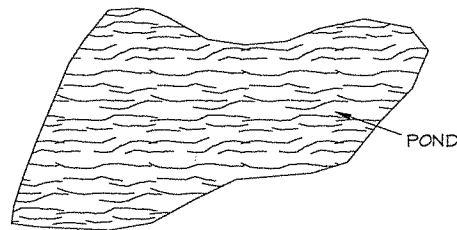
CALLED 40 ACRES  
SPECIAL WARRANTY DEED  
LYNN R. MULLINS  
DOCUMENT NO. 2010-004097  
R.R.V.Z.C.T.

1/2" CAPPED IRON ROD SET  
("BISON CREEK")  
(CROSS-TIE FENCE CORNER POST  
FOUND FOR REFERENCE BEARS  
S 44°58'41" W, 3.72')

CALLED 67.75 ACRES  
WARRANTY DEED WITH VENDOR'S LIEN  
BILLY D. McFARLAND AND WIFE,  
CYNTHIA M. McFARLAND  
VOLUME 1546, PAGE 513  
O.P.R.V.Z.C.T.

CALLED 35.569 ACRES  
WARRANTY DEED  
BILLY D. McFARLAND AND WIFE,  
CYNTHIA M. McFARLAND  
VOLUME 1690, PAGE 81  
O.P.R.V.Z.C.T.

**SURVEYED  
22.329 ACRES  
(972,639 SQ. FT.)**



CALLLED 22.5857 ACRES  
(40.392 ACRES SAVE AND EXCEPT 17.8063 ACRES)  
WARRANTY DEED WITH VENDOR'S LIEN  
JIMMY DALE HARLESS AND WIFE, BRENDA  
HARLESS  
VOLUME 1112, PAGE 989  
R.R.V.Z.C.T.

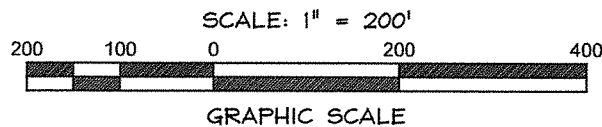
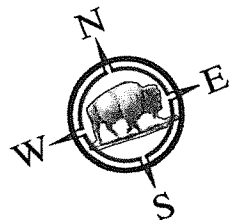
CALLLED 17.8063 ACRES  
DEED  
JIMMY DALE HARLESS AND WIFE,  
BRENDA HARLESS  
VOLUME 831, PAGE 843  
D.R.V.Z.C.T.

CALLLED 40.00 ACRES  
WARRANTY DEED  
ELAINE GEORGE  
VOLUME 2069, PAGE 80  
O.P.R.V.Z.C.T.

**POINT OF BEGINNING**  
5/8" CAPPED IRON ROD FOUND ("VOGT")  
(CALLED IN VOL. 2069, PG. 80)  
(6" STEEL FENCE CORNER POST FOUND FOR  
REFERENCE BEARS N 48°36'20" E, 3.08')

**LEGEND**

- ▲ (CM) = CONTROLLING MONUMENT
- = MONUMENT FOUND (AS DESCRIBED)
- = MONUMENT SET (AS DESCRIBED)
- X- = WIRE FENCE
- E- = OVERHEAD ELECTRIC
- ⦿ = POWER POLE



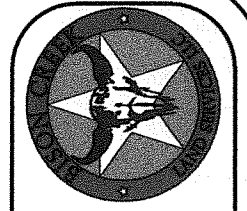
COUNTY ROAD 3219  
(NOT OPENED)

1" IRON PIPE FOUND  
(CALLED IN VOL. 1690, PG. 81)

1/2" CAPPED IRON ROD SET  
("BISON CREEK")  
(4" STEEL FENCE CORNER POST  
FOUND FOR REFERENCE BEARS  
N 64°02'48" E, 0.47')

(DEED = S 45°25'00" W)  
S 45°19'56" W 32.69'

GRAVEL DRIVE



**BISON CREEK  
LAND SERVICES, LLC**

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FIRM LICENSE NO. 10193880  
PHONE: (903) 873-3600

**SURVEY**  
#799 COUNTY ROAD 3219  
BEING A 22.329 ACRE TRACT OF LAND  
SITUATED IN THE J. SALIGNA SURVEY,  
ABSTRACT NO. 765, VAN ZANDT COUNTY, TX

SCALE: 1"=200'	DATE: 08/24/18	DRAWN BY: NRD	APPROVED: JPK	FIELD CREW: DV/JN	PROJECT NO. 18-2922
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SHEET  
**1**  
OF 2

**METES AND BOUNDS  
STATE OF TEXAS  
COUNTY OF VAN ZANDT**

All that certain 22.329 acre lot, tract, or parcel of land situated in the J. Saligna Survey, Abstract No. 765, Van Zandt County, Texas. Being all of a called 22.5857 acre (40.392 acre save and except 17.8063 acres) tract of land described in a warranty deed with vendor's lien to Jimmy Dale Harless and wife, Brenda Harless, recorded in Volume 1112, Page 989, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod (stamped "VOGT") (called in Volume 2069, Page 80) found for the South corner of the hereon described tract, same being the South corner of the said 22.5857 acre Harless tract, being the East corner of a called 40.00 acre tract of land described in a warranty deed to Elaine George, recorded in Volume 2069, Page 80, Official Public Records, Van Zandt County, Texas (O.P.R.V.Z.C.T.), and called to be in the center of County Road 3219 (not opened), from which a 6" steel fence corner post found for reference bears North 48° 36' 20" East, a distance of 3.08 feet;

THENCE: North 47° 07' 18" West, along the Northeast line of the said 40.00 acre George tract, a distance of 1,533.76 feet to a 1/2" iron rod found for the West corner of the hereon described tract, same being the West corner of the said 22.5857 acre Harless tract, being an angle point in the Northeast line of the said 40.00 acre George tract, and being the South corner of a called 40 acre tract of land described in a special warranty deed to Lynn R. Mullins, recorded in Document No. 2010-004097, R.R.V.Z.C.T., from which a cross-tie fence corner post found for reference bears North 62° 01' 20" East, a distance of 3.50 feet, and from which a 1/2" iron rod found for reference at the base of an 8" wood fence corner post bears North 46° 38' 34" West, a distance of 628.95 feet;

THENCE: North 44° 58' 41" East, along the occupied common line of the said 22.5857 acre Harless tract and the said 40 acre Mullins tract, a distance of 1,135.05 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the North corner of the hereon described tract, same being the North corner of the said 22.5857 acre Harless tract, being the East corner of the said 40 acre Mullins tract, and being in the Southwest line of a called 67.75 acre tract of land described in a warranty deed with vendor's lien to Billy D. McFarland and wife, Cynthia M. McFarland, recorded in Volume 1546, Page 513, O.P.R.V.Z.C.T., from which a cross-tie fence corner post found for reference bears South 44° 58' 41" West, a distance of 3.72 feet, and from which a 38" post oak tree found for reference at an angle point in the Southwest line of the said 67.75 acre McFarland tract, bears North 47° 24' 10" West, a distance of 520.01 feet, from which a concrete monument found for reference bears North 44° 00' 50" East, a distance of 2.80 feet;

THENCE: South 47° 24' 10" East, along the Southwest line of the said 67.75 acre McFarland tract, a distance of 469.32 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for angle point of the hereon described tract, same being the apparent South corner of the said 67.75 acre McFarland tract, and being the apparent West corner of a called 35.569 acre tract of land described in a warranty deed to Billy D. McFarland and wife, Cynthia M. McFarland, recorded in Volume 1690, Page 81, O.P.R.V.Z.C.T.;

THENCE: South 47° 18' 15" East, along the Southwest line of the said 35.569 acre McFarland tract, a distance of 453.50 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for most Northerly East corner of the hereon described tract, same being the North corner of a called 17.8063 acre tract of land described in a deed to Jimmy Dale Harless and wife, Brenda Harless, recorded in Volume 831, Page 843, Deed Records, Van Zandt County, Texas (D.R.V.Z.C.T.), from which a 1" iron pipe (called in Volume 1690, Page 81) found for reference at the South corner of the said 35.569 acre McFarland tract, same being the East corner of the said 17.8063 acre Harless tract, bears South 47° 18' 15" East, a distance of 618.22 feet;


THENCE: South 53° 49' 45" West, along the Northwest line of the said 17.8063 acre Harless tract, a distance of 1,125.88 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for ell corner of the hereon described tract, same being the West corner of the said 17.8063 acre Harless tract, from which a 4" steel fence corner post found for reference bears North 49° 15' 07" East, a distance of 1.05 feet;

THENCE: South 47° 07' 18" East, along the Southwest line of the said 17.8063 acre Harless tract, a distance of 784.64 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the most Southerly East corner of the hereon described tract, same being the South corner of the said 17.8063 acre Harless tract, and being called to be in the center of said County Road 3219 (not opened);

THENCE: South 45° 19' 56" West, along the Southeast line of the said 22.5857 acre Harless tract, a distance of 32.69 feet to the POINT OF BEGINNING and containing 972,639 square feet or 22.329 acres of land.

TO: **Judy Jackson**  
**Jimmy Dale Harless and wife, Brenda Harless**  
**Fidelity National Title Insurance Company**  
**Van Zandt Abstract, LLC**

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 22nd day of August, 2018 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties. ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

  
James P. Keene, R.P.L.S.  
Texas Registration No. 5100  
Date: August 24, 2018  
BISON CREEK LAND SERVICES, LLC.  
24443 IH 20  
Wills Point, Texas 75169  
Phone (903) 873-3600



**SURVEY NOTES:**

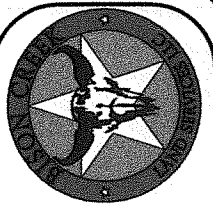
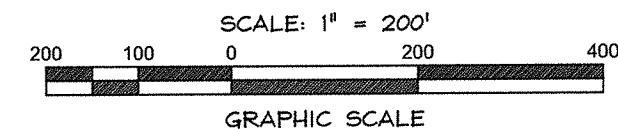
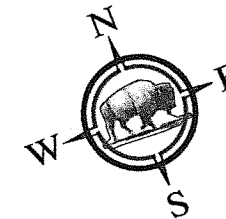
- 1) Except as shown, there are no visible protrusions.
- 2) Basis of bearing is the Texas North Central Zone, NAD 83.
- 3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

Fidelity National Title Insurance Company GF. No. VZ18-08002 Effective Date: July 27, 2018 Issued: August 8, 2018

**SUBJECT TO THE FOLLOWING:**

- 10) a. Title to any part of the hereinabove described property lying within the bounds of any alley, street, highway or public area.
- b. Visible and apparent easements whether or not of records.
- c. Order of Commissioners Court of Van Zandt County, Texas, establishing subdivision regulations, dated November 24, 2009, filed December 11, 2009, recorded on Document No. 2009-010297, Real Records of Van Zandt County, Texas.
1. Right of Way Deed from Leonard E. Akin and wife, Jeanne Akin, to Crooked Creek Water Supply Corporation, dated May 30, 1980, recorded in Volume 937, page 173, Deed Records of Van Zandt County, Texas.

LEGEND	
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●	= MONUMENT FOUND (AS DESCRIBED)
○	= MONUMENT SET (AS DESCRIBED)
-X-	= WIRE FENCE
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SHEET  
**2**  
OF 2

BISON CREEK LAND SERVICES, LLC 24443 INTERSTATE 20, WILLS POINT, TEXAS 75169