N 88° 04'25' E 946.05' 1/2" IRF /2" IRF 28.00 ACRES JAMES L. ROBINSON 111 V. 1903. P. 210 POND 01. 48 34 · 0 25, 25 ACRES RESIDENCE 19812 ZONE X 4.00 ACRES ZONE X S 88° 15'23''W 892.17' • 1/2" IRS REMAINDER
TEXAS GRAND LAND VII. LLC
DOC# 2022-008487
O.P.R. V.Z.C.T. ZONE A APPROX LIMITS OF 100 YEAR FLOOD PLAIN SCALED FROM FIRM POND 8 ZONE X X 25' TVEC ELECTRIC ESMT. X <del>VZ €</del>R 3910 MAG NAIL DVERHEAD ELEC LINES 75.01 POINT OF 75.01 BEGINNING 8 88 15 23 W

## DESCRIPTION

All that certain lot, tract or parcel of land situated in the GREEN B. EPPERSON SURVEY, ABSTRACT NO. 246, Van Zandt County, Texas, and being a part of a 182.95 acres tract of land as described in a Warranty deed to Texas Grand Land VII, LLC, dated July 19, 2022 and being recorded in Document no. 2022-008487 of the Official Public Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found for corner in the center of VZ CR 3910, at the southwest corner of said 182.95 acres tract of land;

THENCE N. 00 deg. 54 min. 47 sec. W., at 34.05 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1071.75 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 39 min. 19 sec. W. a distance of 969.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Toon 150 acres tract;

THENCE N. 88 deg. 04 min. 25 sec. E. a distance of 946.05 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 48 min. 34 sec. E. a distance of 1075.05 feet to a 1/2" iron rod set for corner;

THENCE S. 88 deg. 15 min. 23 sec. W. a distance of 892.17 feet to a 1/2" iron rod set for corner;

THENCE S. 00 deg. 54 min. 47 sec. E. at 934.5 feet pass a 1/2" iron rod for witness and continuing for a total distance of 968.54 feet to a mag nail in the center of VZ CR 3910 and in the south boundary of said

THENCE S. 88 deg. 15 min. 23 sec. W. along center of road and said boundary line, a distance of 75.01 feet to the POINT OF BEGINNING and containing 25.25 acres of land.

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48467C0125 C dated December 17, 2010, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain, as shown scaled from FIRM.

2) BEARING SOURCE: RECORDED DEED IN VOL. 1634, PG. 248, O.P.R.V.Z.C.T.

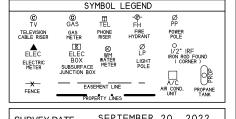
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

## SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Chicago Title Company, The American National Bank of Texas and Texas Grand Land VII, LLC at 19812 F.M. 47, Van Zandt County, Texas, is the result of a careful collection of the best evidence available to me and my pinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 20th day of September, 2022.



6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900

SCALE | SEPTEMBER 20. 2022 | SCALE | FILE # 20220136-3 CLIENT TGL. VII GF# 80007121

\_ DATE .

SURVEY ACCEPTED BY