

COUNTY ROAD 4590

RECORD - 178.87'

MEAS. N 89° 35' 26" E - 180.38'

(CONTROL) FND. 1/2" IR

FND. MAG NAIL

Reference No: 2603131247 G.F. No: 2601353-SCDF
 Title Co: INDEPENDENCE TITLE
 Purchaser: Emmanuel Garcia and Marco Martinez

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the VAN ZANDT COUNTY SCHOOL LAND SURVEY, ABST.#1182, Wise County, Texas and being described in deed to Nancy Anderson as recorded in vol. 25, pg. 694, Deed Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a set 5/8 inch capped iron rod for the southeast corner of the herein described tract, same being the southwest corner of that certain tract described in deed to Tanya Buethe as recorded in vol. 1057, pg. 382, DRWCT, and in the northeast line of State Highway 114;

THENCE North 65 deg. 04 min. 03 sec. West, in the common line between said herein described tract and said State Highway 114, 143.09 ft. (R-142.00 ft.) to a set 5/8 inch capped iron rod;

THENCE South 70 deg. 14 min. 00 sec. West, in the common line between said herein described tract and said State Highway 114, 70.70 ft. to a set 5/8 inch capped iron rod;

THENCE North 64 deg. 46 min. 00 sec. West, 107.56 ft. to a nail in asphalt;

THENCE Due North, in County Road 4590, 378.25 ft. to a found 1/2 inch iron rod;

THENCE North 89 deg. 35 min. 26 sec. East, along said County Road, 180.38 ft. (R-178.87 ft.) to a found MAG nail;

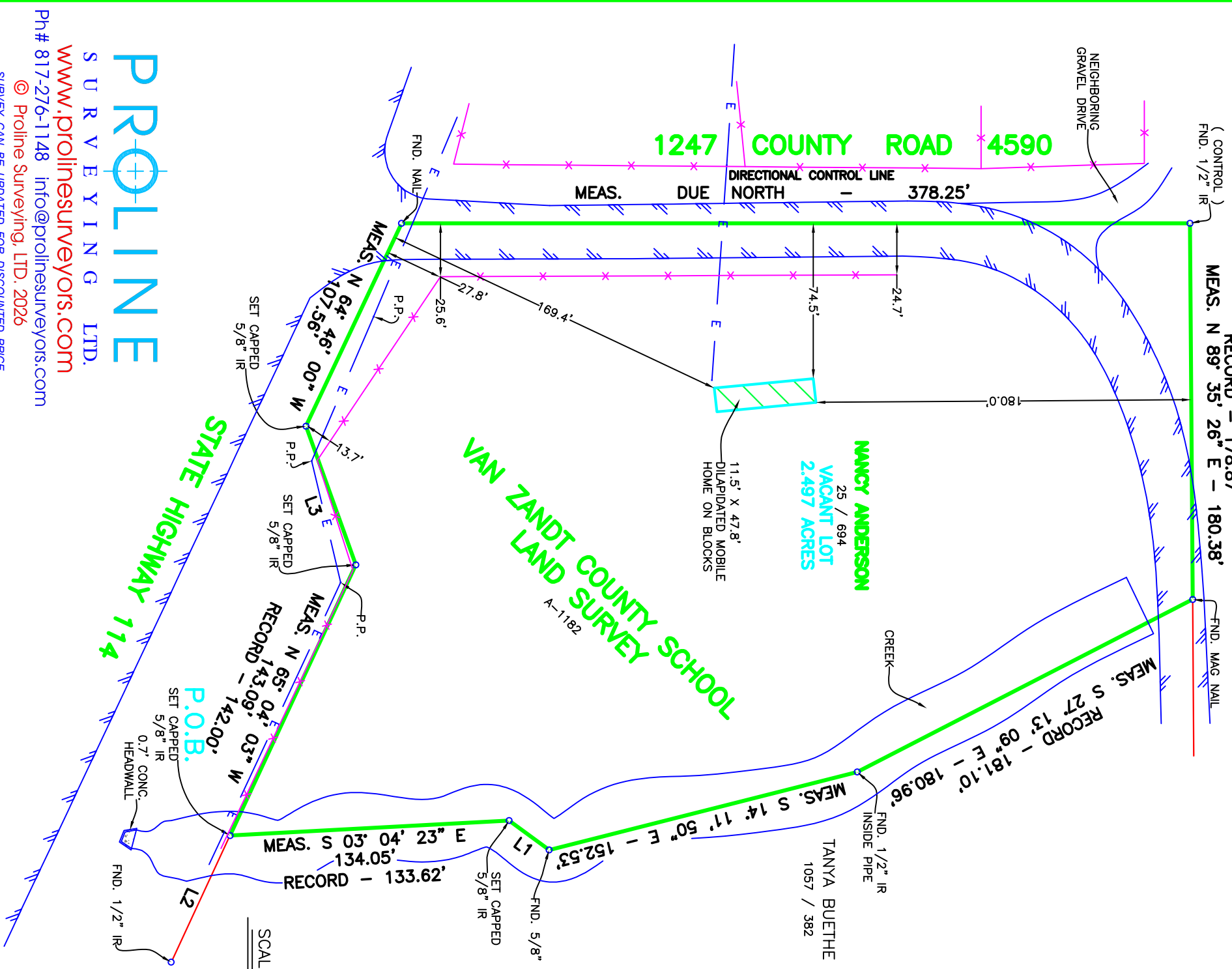
THENCE South 27 deg. 13 min. 09 sec. East, departing said County Road and in the common line between said herein described tract and that certain tract described in deed to Tanya Buethe as recorded in vol. 1057, pg. 382, DRWCT, 180.96 ft. (R-181.10 ft.) to a found 1/2 inch iron rod inside a pipe;

THENCE South 14 deg. 11 min. 50 sec. East, continuing in the common line between said herein described tract and said Buethe tract, 152.53 ft. to a found 5/8 inch iron rod;

THENCE South 36 deg. 26 min. 11 sec. West, continuing in the common line between said herein described tract and said Buethe tract, 23.82 ft. to set 5/8 inch capped iron rod;

THENCE South 03 deg. 04 min. 23 sec. East, 134.05 ft. (R-133.62 ft.) continuing in the common line between said herein described tract and said Buethe tract, to the POINT OF BEGINNING and containing 2.497 acres of land, more or less.

Easements as set out in 105/342 and 428/891, RPRRWCT, are blanket easements and cannot be located on this survey.



SCALE: 1" = 60'

LINE	TABLE
L1	S 36° 26' 11" W 23.82'
L2	N 65° 04' 03" W 67.00'
L3	S 70° 14' 00" W 70.70'

LEGEND	
	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	ASPHALT
	BRICK
	WOOD DECK
	CONCRETE

This survey is hereby accepted and approved.

Purchaser _____

Purchaser _____

Date _____

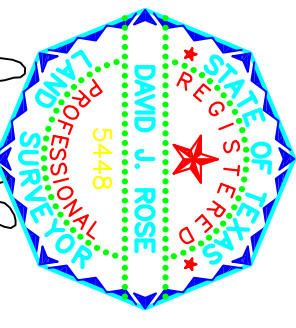
STATE FIRM REGISTRATION NUMBER 10193797

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY, THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
 SURVEYING LTD.

www.prolinesurveyors.com
 Ph# 817-276-1148 info@prolinesurveyors.com
 © Proline Surveying, LTD. 2026
 SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



DAVID J. ROSE
 5448

DRAWN BY: DCM DATE: 3/20/26