



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, June 28, 2022
5:30 PM**

Pat Hargrave
Jennifer Hudgens
Ciaran Holden
Marcos Dos Santos
Lori Thompson

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Van Planning & Zoning Commission will meet in a Regular Meeting on June 28, 2022, at 5:30 PM at Van City Hall, 310 Chestnut St., Van, TX 75790. The items listed below are placed on the agenda for discussion and/or action.

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that a possible quorum of the Van City Council may be present at this meeting. The City Council will conduct no official business of the City of Van at this meeting.

- I. **CALL MEETING TO ORDER**
 - A. Roll Call and Establish a Quorum
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
 - A. US Flag
- IV. **CONSENT AGENDA**
 - A. Minutes from November 16, 2021.
- V. **ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on the final plat located at 841 S. Oak St. 0.8655 acres of land in the William N. Black survey, A-1033 and in the Juan Prado Jr. survey, A-647, in the City of Van.
- VI. **ADJOURN**

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at Van City Hall, 310 Chestnut, Van, Texas 75790 by 5:00 pm on June 24, 2022.

NOTE: If, during the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E

 *Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Van City Hall 48 hours in advance, at (903)963-7216, and reasonable accommodations will be made for assistance.*



**NOTICE OF A CALLED
OF THE PLANNING & ZONING
Tuesday, November 16, 2021
5:30 PM**

Pat Hargrave
Jennifer Hudgens
Ciaran Holden
Marcos Dos Santos
Lori Thompson

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Marcos Dos Santos

A. Roll Call and Establish a Quorum

Present: Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Ciaran Holden
Absent:

II. INVOCATION

Invocation was led by Lori Thompson

III. PLEDGE OF ALLEGIANCE

Led by Marcos Dos Santo

A. US Flag

IV. PUBLIC HEARING

Open public hearing at 5:31 p.m.

Mr. Jarmen spoke in regards to the re-zoning of 353 VZ CR 1502.

Christian Cole spoke in regards to the re-zoning of 353 VZ CR 1502.

Closed public hearing at 5:49 p.m.

A. Public hearing on the re-zoning change request for application #157 Christian Cole from R-1 Residential to R-3 Multi Family, on the property located at 353 VZ CR 1502, in Van, Texas.

V. ACTION ITEMS

- A. Re-zoning change request for application #157 Christian Cole from R-1 Residential to R-3 Multi Family, on the property located at 353 VZ CR 1502, in Van, Texas legal description- R000112604 Acres 0.507, BLK:, LOT: PT 9 & PT 10, ADDN: LAZY ACRES, REPLAT LOT 2.

RESULT:	Passed
MOVER:	Jennifer Hudgens
SECONDER:	Pat Hargrave
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens
NAYS:	Ciaran Holden
ABSTAINED:	None

- B. Subdivision of a called 4.696 acre tract located within the John Walling Survey, Abstrct No. 891, Van Zandt County, Texas - Michael & Sara Farris.

RESULT:	Passed
MOVER:	Pat Hargrave
SECONDER:	Ciaran Holden
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Ciaran Holden
NAYS:	None
ABSTAINED:	None

VI. **ADJOURN**

RESULT:	Adjourn
MOVER:	Jennifer Hudgens
SECONDER:	Lori Thompson
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Ciaran Holden
NAYS:	None
ABSTAINED:	None



CITY OF VAN
PLAT APPLICATION

- ☒ Plat \$250.00 For new subdivision or large scale development
- ☐ Amended plat \$100.00 Revised plat correcting errors or making minor changes to original recorded final plat
- ☐ Replat \$150.00 Resubdividing of any part or all of a block or blocks of a previously platted subdivision, additional lot or tract
- ☐ Minor Plat \$100.00 A subdivision resulting in four or fewer lots, provided that the plat is for conveyance purposes only (i.e., sale of the property with no development/construction proposed), that the plat does not create any new easements for public facilities or the construction / development of said subdivision will not require that construction of any new street, or portion thereof, or the extension of any municipal facilities to serve any lot within the subdivision. Any property to be subdivided using a minor plat shall already be served by all required City utilities and services or in the ETJ of the City of Van with no services or water only.

Name of Applicant: JARED RIGGENBACH

Company Name: BASELINE CORPORATION

Address: 1750 SEAMIST DR., SUITE 160 HOUSTON, TX 77008

Name of Owner: TERRY BLACKMON AND SHERRY BLACKMON

Address: PO BOX 1533 VAN, TX 75790

Name of Addition: O'REILLY VAN ADDITION Current Zoning: COMMERCIAL

Number of Acres: 0.8655 Number of Lots: 1 Proposed Zoning: COMMERCIAL

Address or Legal Description of Property: 841 SOUTH OAK STREET
0.8655 ACRES OF LAND IN THE WILLIAM N. BLACK SURVEY, A-1033 AND
IN THE JUAN PRADO JR SURVEY, A-647, IN THE CITY OF VAN, VAN
ZANDT COUNTY, TEXAS. TAX ID R000100538 & R000021022

Reason for Request: TO COMBINE TWO TRACTS OF LAND INTO ONE LOT

I certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application of \$ 250.00 to cover the cost of this application, has been paid the City of Van on this the 27th day of May, 2022.

I further certify that there are no deed restrictions or covenants that will restrict, alter or affect the plat or replat.

Signature: _____

Date: 5-27-2022

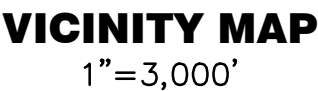
- ### METES AND BOUNDS DESCRIPTION

THENCE, NORTH 87 DEGREES 12 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.475 ACRE TRACT AND THE SOUTH LINE OF SAID 0.599 ACRE TRACT, 199.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8655 ACRES OF LAND.

THAT I, STEVEN E. WILLIAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

STEVEN E. WILLIAMS, R.P.L.S.
TEXAS REGISTRATION No. 4819
PH: 713-869-0155

DATE _____



THAT WE, TERRY BLACKMON AND SHERRY BLACKMON, DO HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME:

THE PLANNING AND ZONING COMMISSION OF THE CITY VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PRELIMINARY PLAT.

CHAIRMAN, PLANNING AN ZONING COMMISSION

ATTEST: _____
SECRETARY, PLANNING AND ZONING COMMISSION

THE CITY COUNCIL OF THE CITY VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT FOR FILING OR RECORD.

MAYOR, CITY OF VAN

ATTEST: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF VAN ZANDT

I, SUSAN STRICKLAND, COUNTY CLERK OF VAN ZANDT COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 20____ AND WAS DULY RECORDED ON THE _____ DAY OF _____, 20____ AT SLIDE _____, IN THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT COUNTY, TEXAS

PRELIMINARY PLAT OF

BEING A SUBDIVISION OF 0.8655 ACRES OF LAND IN THE WILLIAM N. BLACK SURVEY, ABSTRACT No. 1033 AND IN THE JUAN PRADO JR. SURVEY, ABSTRACT No. 647 IN THE CITY OF VAN, VAN ZANDT COUNTY, TEXAS

CONTAINING: 1 BLOCK 1 LOT

LAND SURVEYOR

 **BASELINE**

BASELINE CORPORATION
Professional Surveyors

Baseline Corporation | TxSurv F-10030200
1750 Seamist Dr, Ste 160, Houston, TX 77008
713.869.0155 | BaselineSurveyors.net

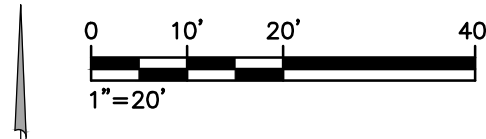
DEVELOPER

O'Reilly **AUTO PARTS**

O'REILLY AUTO ENTERPRISES, LLC
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-3333 (PHONE)

OWNER
TERRY BLACKMON
SHERRY BLACKMON
P.O. BOX 1533
VAN, TEXAS 75790

APRIL 28, 2022



METES AND BOUNDS DESCRIPTION

BEING 0.8655 ACRES OF LAND SITUATED IN THE WILLIAM N. BLACK SURVEY, ABSTRACT NO. 1033 AND IN THE JUAN PRADO, JUNIOR SURVEY, ABSTRACT NO. 647, IN THE CITY OF VAN, VAN ZANDT COUNTY, TEXAS, BEING ALL OF THAT SAME 0.393 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 TOGETHER WITH ALL OF THAT SAME 0.475 ACRE TRACT OF LAND DESIGNATED AS TRACT 3, BOTH DESCRIBED IN THE DEED TO TERRY BLACKMON AND WIFE, SHERRY BLACKMON RECORDED IN VOLUME 2055, PAGE 431, OFFICIAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 0.8655 ACRE TRACT OF LAND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST LINE OF THAT CERTAIN 0.899 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 AND DESCRIBED IN THE DEED TO PENNYS KWIK LUBE, LLC RECORDED IN DOCUMENT NO. 2017-000869, OFFICIAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID 0.475 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 0.599 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN SAID DEED TO PENNYS KWIK LUBE, LLC RECORDED IN DOCUMENT NO. 2017-000869, OFFICIAL RECORDS OF VAN ZANDT COUNTY, TEXAS, FROM SAID IRON ROD A 1/2" INCH "WARREN" PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.599 ACRE TRACT BEARS NORTH 01 DEGREES 49 MINUTES 49 SECONDS WEST, 130.00 FEET.

THENCE, SOUTH 01 DEGREES 07 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF SAID 0.899 ACRE TRACT AND THE EAST LINE OF SAID 0.475 ACRE TRACT, 104.01 FEET TO A 1/2" INCH IRON ROD FOUND ON THE NORTH LINE OF THAT CERTAIN 1.000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO VERONA 120 VAN LLC RECORDED IN DOCUMENT NO. 2015-005037, OFFICIAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID IRON ROD IS ALSO ON THE NORTH LINE OF THAT CERTAIN 6.803 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LEWIS E. MOPHERSON RECORDED IN VOLUME 1264, PAGE 649, OFFICIAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID 0.899 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 0.475 ACRE TRACT, FROM SAID IRON ROD, A 1/2" INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 6.803 ACRE TRACT BEARS NORTH 87 DEGREES 37 MINUTES 01 SECONDS EAST, 705.06 FEET.

THENCE, SOUTH 87 DEGREES 37 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 0.475 ACRE TRACT, THE NORTH LINE OF SAID 1.000 ACRE TRACT AND THE NORTH LINE OF SAID 6.803 ACRE TRACT, 50.37 FEET TO A 1/2" INCH "FISHER 4841" PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.393 ACRE TRACT, FROM SAID CAPPED IRON ROD A FOUND 1/2" INCH "VOGT 5248" PLASTIC CAPPED IRON ROD BEARS SOUTH 11 DEGREES WEST, 0.2.

THENCE, SOUTH 02 DEGREES 26 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.393 ACRE TRACT AND THE EAST LINE OF SAID 1.000 ACRE TRACT, 87.06 FEET PASSING AN "X" SET IN CONCRETE ON THE NORTH RIGHT-OF-WAY LINE OF PARK ROW (60 WIDE - NO RECORDED INFORMATION FOUND FOR DEDICATION OF THE RIGHT-OF-WAY), FROM SAID "X", A 3/8" INCH IRON ROD FOUND ON THE EAST LINE OF SAID 6.803 ACRE TRACT BEARS SOUTH 82 DEGREES 11 MINUTES 52 SECONDS EAST, 761.54 FEET, CONTINUING ALONG THE EAST LINE OF SAID 0.393 ACRE TRACT AND THE WEST LINE OF SAID 1.000 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 127.36 FEET TO AN "X" SET IN THE CENTER OF SAID PARK ROW, THE NORTH LINE OF THAT CERTAIN 3.0406 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TEXAS CELLNET, INC. RECORDED IN DOCUMENT NO. 2007-046063, OFFICIAL RECORDS OF VAN ZANDT COUNTY, TEXAS AND THE NORTH LINE OF LOT 1, HENDERSON SUBDIVISION, A SUBDIVISION RECORDED IN SUE 243-B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID "X" BEING THE SOUTHEAST CORNER OF SAID 0.393 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT, FROM WHICH 1/2" INCH "JDS 6289" PLASTIC CAPPED IRON ROD BEARS SOUTH 82 DEGREES 11 MINUTES 52 SECONDS EAST, 760.74 FEET, SAID CAPPED IRON ROD BEING THE NORTHEAST CORNER OF SAID 3.0406 ACRE TRACT.

THENCE, NORTH 82 DEGREES 11 MINUTES 52 SECONDS WEST, ALONG THE CENTER OF SAID PARK ROW, THE SOUTH LINE OF SAID 0.393 ACRE TRACT, THE NORTH LINE OF SAID 3.0406 ACRE TRACT AND THE NORTH LINE OF SAID LOT 1, 153.58 FEET TO A 5/8" INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE WEST LINE OF SAID 6.803 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 314 (A.K.A. SOUTH OAK STREET - 80 FEET WIDE - DEDICATED IN VOLUME 10, PAGE 615, COMMISSIONERS COURT MINUTES OF VAN ZANDT COUNTY, TEXAS), SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF SAID 0.393 ACRE TRACT, THE NORTHWEST CORNER OF SAID 3.0406 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 1, FROM WHICH A 1/2" INCH "SAXON" PLASTIC CAPPED IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID PARK ROW WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 314 BEARS SOUTH 01 DEGREES 10 MINUTES 53 SECONDS EAST, 30.37 FEET, FROM SAID 5/8" INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD A 1/2" INCH "WARREN" PLASTIC CAPPED IRON ROD BEARS SOUTH 01 DEGREES 10 MINUTES 53 SECONDS EAST, 946.74 FEET;

THENCE, NORTH 01 DEGREES 10 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.393 ACRE TRACT, THE WEST LINE OF SAID 6.803 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 314, AT 50.37 FEET PASSING AN "X" SET IN CONCRETE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID PARK ROW WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 314, CONTINUING ALONG THE WEST LINE OF SAID 0.393 ACRE TRACT AND THE WEST LINE OF SAID 6.803 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 314, AT 100.41 FEET PASSING A 1/2" INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.393 ACRE TRACT, THE NORTHWEST CORNER OF SAID 0.475 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.599 ACRE TRACT, CONTINUING ALONG THE WEST LINE OF SAID 0.475 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 314, IN ALL A TOTAL DISTANCE OF 202.98 FEET TO A 5/8" INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 0.475 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.599 ACRE TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 87 DEGREES WEST, 1.3 FEET, FROM SAID 5/8" INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD A FOUND 5/8" INCH IRON ROD BEARS NORTH 01 DEGREES 10 MINUTES 53 SECONDS WEST, 398.35 FEET;

THENCE, NORTH 87 DEGREES 12 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.475 ACRE TRACT AND THE SOUTH LINE OF SAID 0.599 ACRE TRACT, 19.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8655 ACRES OF LAND.

SCHEDULE "B" ITEMS

THE NUMBERS INSIDE THE CIRCLES CORRESPOND WITH THE NUMBERS IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE ISSUED ON MARCH 10, 2022 (EFFECTIVE DATE: FEBRUARY 23, 2022) BY ALAMO TITLE INSURANCE OF No. SAT-41-4000412200439R.

SUBDIVISION REGULATIONS RECORDED IN VOL. 1122, PG. 55, IN VOL. 1205, PG. 751, IN VOL. 1385, PG. 312 AND IN DOCUMENT NO. 2014-000297, O.R.V.Z.C.T., DO NOT APPEAR TO AFFECT THESE TRACTS OF LAND. SAID REGULATIONS ARE APPLICABLE TO LAND LOCATED "OUTSIDE" THE CORPORATE LIMITS OF A CITY OR CITIES. THESE TRACTS OF LAND ARE LOCATED WITHIN THE CITY LIMITS OF THE CITY OF VAN, TEXAS (DOES NOT APPEAR TO AFFECT THESE TRACTS OF LAND).

THE WELL SHOWN ON THE SURVEY DRAWING RECORDED IN VOL. 1047, PG. 297, O.R.V.Z.C.T., IS LOCATED OUTSIDE OF THESE TRACTS OF LAND. THE PIPELINES SHOWN ON SAID SURVEY ARE SHOWN HEREON. THEIR LOCATION IS APPROXIMATE AND HAS BEEN SCALED FROM SAID SURVEY. THERE IS NO VISIBLE EVIDENCE OF ANY PIPELINES LOCATED WITHIN THESE TRACTS OF LAND. (AFFECTS THESE TRACTS OF LAND).

TRACT 1 HEREON IS A PART OF THAT CERTAIN FOUR ACRE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN VOL. 251, PG. 96, O.R.V.Z.C.T. (AFFECTS TRACT 1 HEREON).

TRACT 1 HEREON IS A PART OF THAT CERTAIN 15.57 ACRE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN VOL. 1026, PG. 21, O.R.V.Z.C.T. (AFFECTS TRACT 1 HEREON).

TRACT 1 HEREON IS SUBJECT TO A RIGHT-OF-WAY AND EASEMENT, 50 FEET IN WIDTH, TO THE VAN CORPORATION RECORDED IN VOL. 510, PG. 255, O.R.V.Z.C.T. SAID DOCUMENT DOES NOT SPECIFY A LOCATION FOR THE EASEMENT (NOT PLOTTABLE) (AFFECTS TRACT 1).

EASEMENT FOR HIGHWAY PURPOSES RECORDED IN VOL. 656, PG. 33, O.R.V.Z.C.T. DOES NOT AFFECT THESE TRACTS OF LAND.

EASEMENT FOR HIGHWAY PURPOSES RECORDED IN VOL. 667, PG. 13, O.R.V.Z.C.T. DOES NOT AFFECT THESE TRACTS OF LAND.

THESE TRACTS OF LAND ARE SUBJECT TO AN EASEMENT DESCRIBED IN THE DOCUMENT RECORDED IN VOL. 1915, PG. 519, O.R.V.Z.C.T. THE EASEMENT IS DESCRIBED AS ALL OF A 7.070 ACRE TRACT OF LAND AS DESCRIBED IN THE DOCUMENT RECORDED IN VOL. 1509, PG. 649, O.R.V.Z.C.T. THESE TRACTS OF LAND ARE A PART OF SAID 7.070 ACRE TRACT (NOT PLOTTABLE). SAID DOCUMENT (VOL. 1579, PG. 519) ALSO DESCRIBES A 30' EASEMENT. SAID 30' EASEMENT IS NOT LOCATED WITHIN OR ADJACENT TO THESE TRACTS OF LAND (AFFECTS THESE TRACTS OF LAND).

15' ONCOR ELECTRIC EASEMENT RECORDED IN DOCUMENT NO. 2014-007825, O.R.V.Z.C.T. IS SHOWN HEREON (AFFECTS THIS TRACT OF LAND).

TITLE COMPANY LEGAL DESCRIPTION - TRACT 1

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND WITHIN THE W.N. BLACK SURVEY, ABSTRACT NO. 1033, CITY OF VAN, VAN ZANDT COUNTY, TEXAS AND BEING PART OF A CALLED 7.070 ACRE TRACT DESCRIBED IN DEED FROM DENNIS WALKER AND WIFE, OWEN WALKER, TO VAN ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 26TH, 1989, AND RECORDED IN VOLUME 1509, PAGE 649, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS, AND THIS 0.393 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID 7.070 ACRE TRACT IN THE CENTERLINE OF PARK ROW (60' WIDE ROW), AND IN THE EAST LINE OF F.M. ROAD 314 - SOUTH OAK STREET (70' WIDE ROW), FROM THIS CORNER A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 01 DEG. 53 MIN. 22 SEC. EAST 30.33 FEET;

THENCE NORTH 01 DEG. 18 MIN. 35 SEC. EAST A DISTANCE OF 100.38 FEET WITH THE EAST LINE OF F.M. ROAD 314 TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 7.070 ACRE TRACT AND TO A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 00 DEG. 04 MIN. 24 SEC. EAST 30.41 FEET;

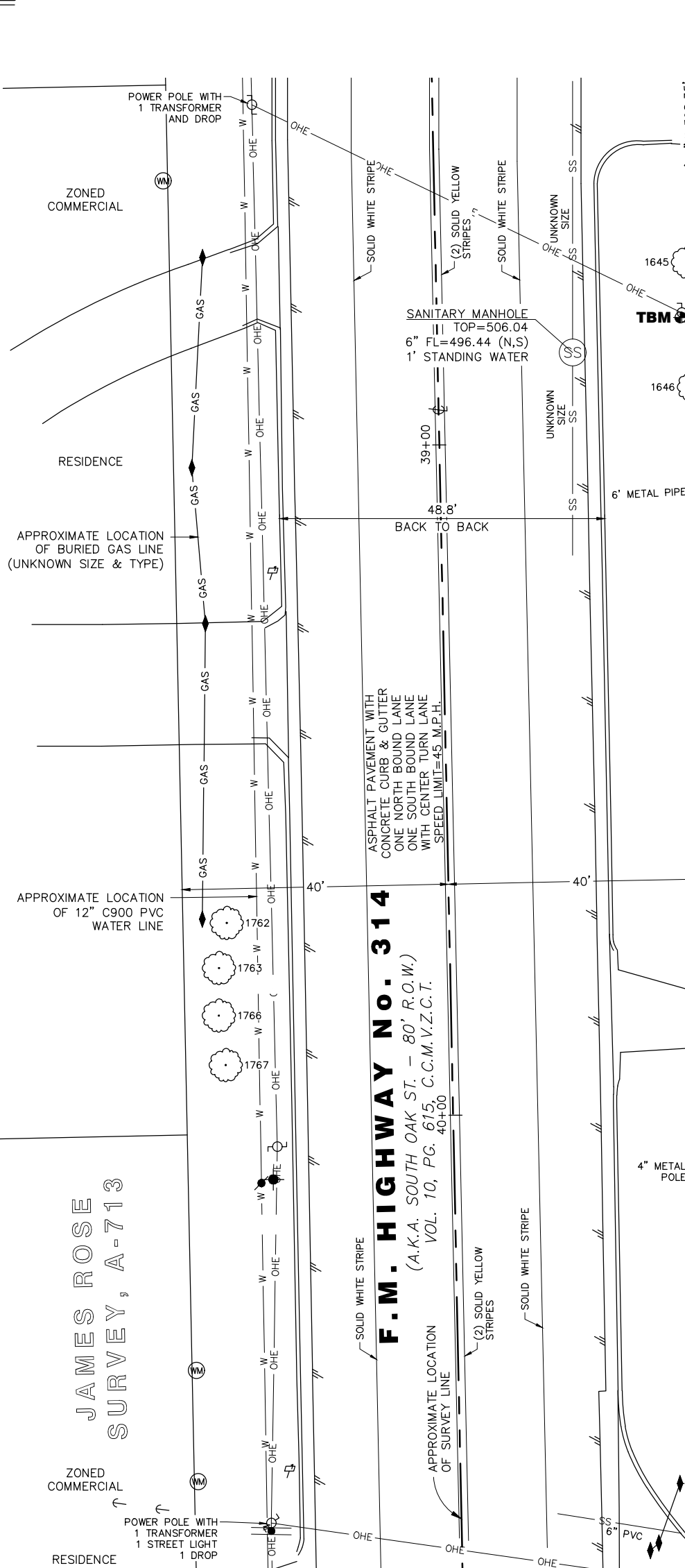
THENCE SOUTH 89 DEG. 56 MIN. 45 SEC. EAST A DISTANCE OF 148.93 FEET WITH THE SOUTH LINE OF SAID 0.5 ACRE TRACT AND A NORTH LINE OF SAID 7.070 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 1.000 ACRE TRACT DESCRIBED IN DEED TO THOMAS SCOTT AND RECORDED IN VOLUME 1620, PAGE 458;

THENCE SOUTH 02 DEG. 01 MIN. 53 SEC. WEST A DISTANCE OF 127.36 FEET ACROSS SAID 7.070 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT IN THE SOUTH LINE OF SAID 7.070 ACRE TRACT IN THE CENTERLINE OF PARK ROW FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 00 DEG. 04 MIN. 24 SEC. EAST 30.41 FEET;

THENCE NORTH 79 DEG. 49 MIN. 08 SEC. WEST A DISTANCE OF 153.58 FEET WITH THE SOUTH LINE OF SAID 7.070 ACRE TRACT AND THE CENTERLINE OF PARK ROW TO THE POINT OF BEGINNING AND CONTAINING 0.393 OF AN ACRE OF LAND.

BENCHMARK

NGS PID C0909 - A BRASS DISK STAMPED "P991 1948" IN THE TOP OF A CONCRETE MONUMENT NEAR THE JAMESTOWN CHURCH OF CHRIST, LOCATED AT 22022 FM 1253, MINCELA, TX. ELEV.=417.88 (NAVD 88).



TITLE COMPANY LEGAL DESCRIPTION - TRACT 2 (SANITARY SEWER EASEMENT)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND WITHIN THE W.N. BLACK SURVEY, ABSTRACT NO. 1033, CITY OF VAN, VAN ZANDT COUNTY, TEXAS, AND BEING PART OF A CALLED 7.070 ACRE TRACT DESCRIBED IN DEED FROM DENNIS WALKER AND WIFE, OWEN WALKER, TO VAN ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 26TH, 1989, AND RECORDED IN VOLUME 1509, PAGE 649, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS, AND THIS 0.475 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID 7.070 ACRE TRACT IN THE CENTERLINE OF PARK ROW (60' WIDE ROW), AND IN THE EAST LINE OF F.M. ROAD 314 - SOUTH OAK STREET (70' WIDE ROW), FROM THIS CORNER A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 01 DEG. 53 MIN. 22 SEC. EAST 30.33 FEET;

THENCE NORTH 01 DEG. 13 MIN. 35 SEC. EAST A DISTANCE OF 100.38 FEET WITH THE EAST LINE OF F.M. ROAD 314 TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 7.070 ACRE TRACT AND TO A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 00 DEG. 04 MIN. 24 SEC. EAST 30.41 FEET;

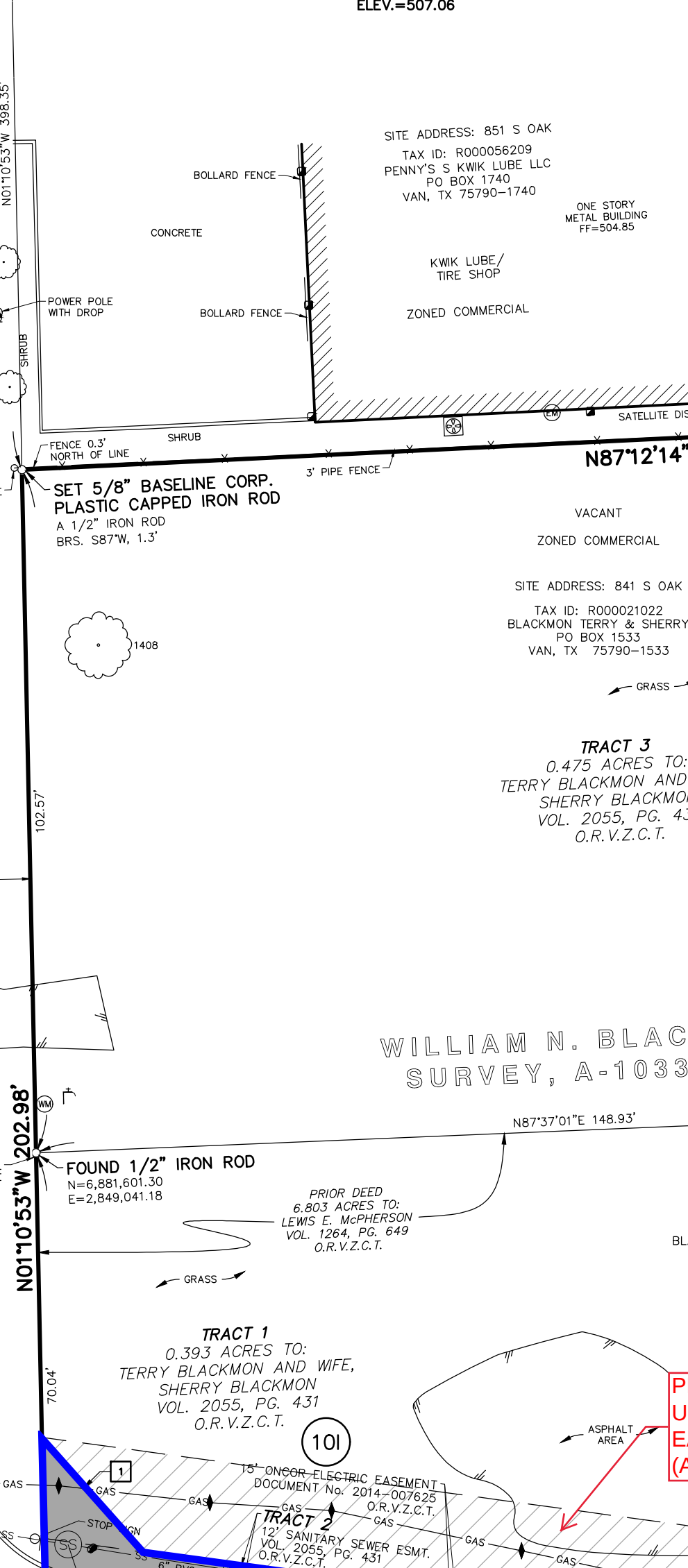
THENCE SOUTH 89 DEG. 56 MIN. 45 SEC. EAST A DISTANCE OF 148.93 FEET WITH THE SOUTH LINE OF SAID 0.5 ACRE TRACT AND A NORTH LINE OF SAID 7.070 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 1.000 ACRE TRACT DESCRIBED IN DEED TO THOMAS SCOTT AND RECORDED IN VOLUME 1620, PAGE 458;

THENCE SOUTH 02 DEG. 01 MIN. 53 SEC. WEST A DISTANCE OF 127.36 FEET ACROSS SAID 7.070 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT IN THE SOUTH LINE OF SAID 7.070 ACRE TRACT IN THE CENTERLINE OF PARK ROW FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 00 DEG. 04 MIN. 24 SEC. EAST 30.41 FEET;

THENCE NORTH 79 DEG. 49 MIN. 08 SEC. WEST A DISTANCE OF 153.58 FEET WITH THE SOUTH LINE OF SAID 7.070 ACRE TRACT AND THE CENTERLINE OF PARK ROW TO THE POINT OF BEGINNING AND CONTAINING 0.475 OF AN ACRE OF LAND.

TBM

THE TOP OF A RAILROAD SPIKE SET IN A POWER POLE LOCATED ON THE EAST SIDE OF F.M. HIGHWAY NO. 314 (S. OAK STREET), APPROXIMATELY 200 FEET NORTH OF THE CENTER OF PAVING OF PARK ROW, AND LOCATED AS SHOWN HEREON. ELEV.=507.06



TITLE COMPANY LEGAL DESCRIPTION - TRACT 3

0.475 ACRE TRACT OF LAND SITUATED IN THE W.N. BLACK SURVEY, ABSTRACT NO. 1033 AND THE J. PRADO SURVEY, ABSTRACT NO. 647, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF A CERTAIN 0.475 ACRE TRACT OF LAND FROM J.B. GLASS TO HENRY TIM HENSON et ux, IN A DEED DATED JULY 26TH, 1995, AND RECORDED IN VOLUME 1348, PAGE 0001, DEED RECORDS, VAN ZANDT COUNTY, TEXAS, SAID 0.475 OF AN ACRE OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.5 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 6.803 ACRE TRACT OF LAND FROM LEWIS E. MOPHERSON TO DENNIS WALKER et ux, IN A DEED DATED JANUARY 17TH, 1996, AND RECORDED IN VOLUME 1366, PAGE 231, DEED RECORDS, VAN ZANDT COUNTY, TEXAS, SAID BEGINNING POINT ALSO BEING IN THE EAST ROW OF FARM TO MARKET ROAD NO. 314;

THENCE NORTH 01 DEG. 05 MIN. 29 SEC. EAST WITH THE EAST ROW OF FARM TO MARKET ROAD NO. 314, AND WITH THE WEST LINE OF SAID CALLED 0.5 ACRE TRACT A DISTANCE OF 102.35 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAME, AND BEING THE MOST NORTHERLY SOUTHWEST CORNER OF A CALLED 6.366 ACRE TRACT OF LAND FROM CALLOUSON AND CHARLES ELISON TO DENNIS WALKER et ux, IN A DEED DATED JULY 26TH, 1995, AND RECORDED IN VOLUME 1314, PAGE 977;

THENCE WITH THE NORTH LINE OF SAID CALLED 0.5 ACRE TRACT AND WITH THE MOST NORTHERLY SOUTH LINE OF SAID CALLED 6.366 ACRE TRACT A DISTANCE OF 200.65 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 0.5 ACRE TRACT AND AN ELL CORNER OF SAID CALLED 6.366 ACRE TRACT;

THENCE SOUTH 01 DEG. 42 MIN. 28 SEC. WEST WITH THE EAST LINE OF SAID CALLED 0.5 ACRE TRACT AND THE MOST SOUTHERLY WEST LINE OF SAID CALLED 6.366 ACRE TRACT A DISTANCE OF 101.55 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 0.5 ACRE TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID CALLED 6.366 ACRE TRACT AND BEING IN THE NORTH LINE OF SAID CALLED 6.803 ACRE TRACT;

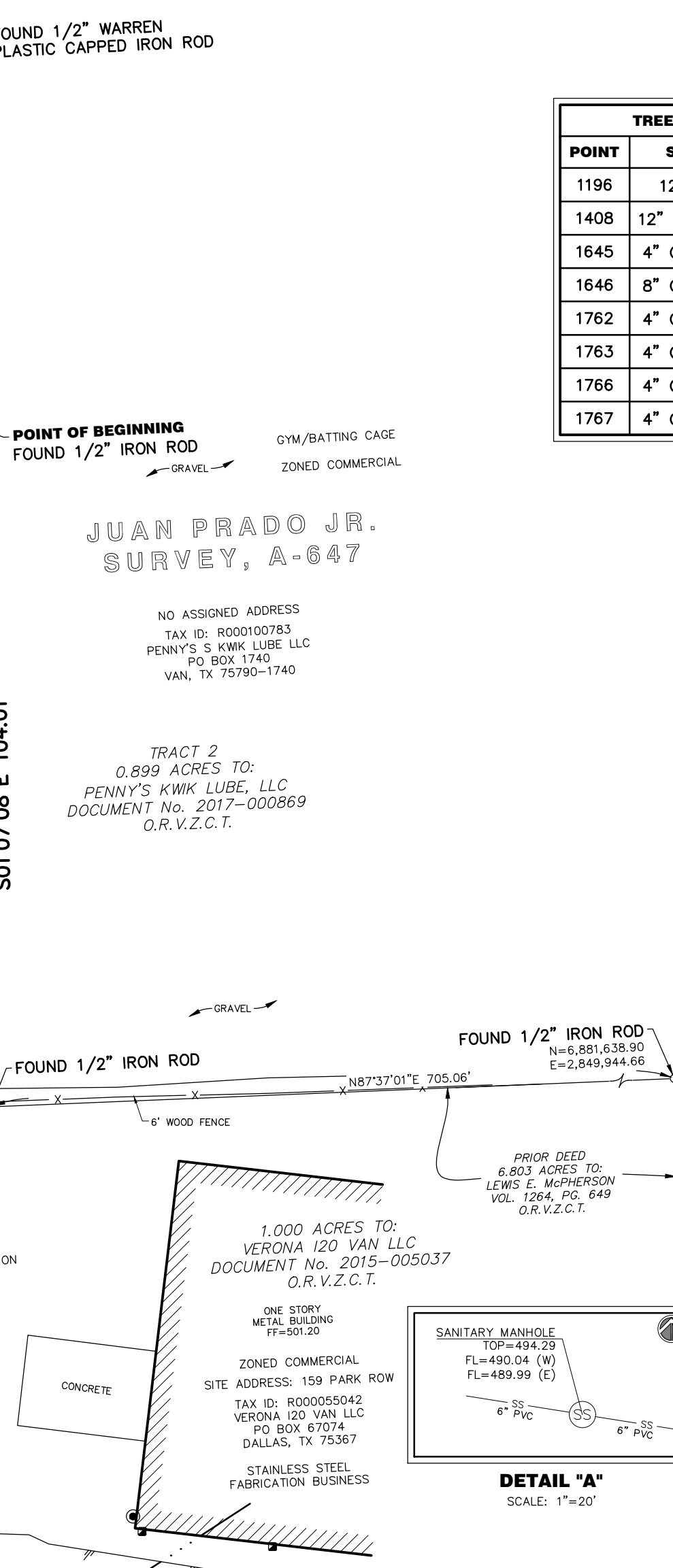
THENCE NORTH 89 DEG. 22 MIN. 30 SEC. WEST WITH THE SOUTH LINE OF SAID CALLED 0.5 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 6.803 ACRE TRACT A DISTANCE OF 199.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.475 OF AN ACRE OF LAND.

LEGEND

●	BENCHMARK	⊙	GREASE TRAP
—	PIPELINE MARKER	⬮	ROOF DRAIN
⌵	WATER VALVE	○	SIGN
⊕	WATER METER	⬮	UTILITY PAINT MARK
⬮	FIRE HYDRANT	⬮	MAIL BOX
⌵	HOSE BIBB	⊕	SANITARY MANHOLE
⊕	TELEPHONE PEDESTAL	⊕	GRATE INLET
●	FIBER OPTIC SIGN	⊕	STORM MANHOLE
●	ELECTRICAL SUB-UP	⊕	TREE
⌵	POWER POLE	—	OVERHEAD ELECTRIC
⌵	GUY ANCHOR	—	BURIED WATER LINE
⊕	ELECTRIC METER	—	BURIED GAS LINE
⊕	A/C UNIT	—	SANITARY SEWER
⌵		—	EDGE OF ASPHALT

VISIBLE APPARENT ENCROACHMENTS

1 BURIED GAS LINE AS SHOWN.



UTILITY CONTACTS

ELECTRICITY: ONCOR CUSTOMER SERVICE CENTER COMPUTER AIDED PROMPTING (NO CONTACT PERSON) 1-888-313-4747 WWW.ONCOR.COM	TELEPHONE PEOPLES TELEPHONE COOPERATIVE (NO CONTACT PERSON) 1-800-333-9779 102 NORTH STEPHENS QUITMAN, TX 75783 WWW.PEOPLES-ON.NET
NATURAL GAS: CENTERPOINT ENERGY CLAUDE FIGUEROA 903-534-9393x231 CLAUDE.FIGUEROA@ CENTERPOINTENERGY.COM WWW.CENERPOINTENERGY.COM	PHONE/CABLE/INTERNET FRONTIER COMMUNICATIONS CUSTOMER SERVICE CENTER COMPUTER AIDED PROMPTING (NO CONTACT PERSON) 1-877-402-6966 WWW.FRONTIER.COM
WATER, SANITARY SEWER AND STORM WATER CITY OF VAN, TEXAS KEVIN JOHNSON DIRECTOR OF PUBLIC WORKS 310 CHESTNUT ST. VAN, TX 75790 903-963-7216	PHONE/CABLE/INTERNET SUDDENLINK COMMUNICATIONS CUSTOMER SERVICE CENTER COMPUTER AIDED PROMPTING (NO CONTACT PERSON) 1-844-293-2233 VAN, TX 75790 903-963-7216 WWW.SUDDENLINK.COM
DRAINAGE ALONG F.M. HIGHWAY NO. 314 TEXAS DEPARTMENT OF TRANSPORTATION PRESTON FRIEND, P.E. AREA ENGINEER 205 N.E. LOOP 564 MINEOLA, TX 75773 903-569-2349	

SURVEYOR'S CERTIFICATION

TO: O'REILLY AUTO ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TERRY BLACKMON AND WIFE, SHERRY BLACKMON AND ALAMO TITLE INSURANCE COMPANY OF No. SAT-41-4000412200439R.

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE SUBSTANTIALLY IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 8, 9, 11a, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2022.

MARCH 24, 2022

BY: BASELINE CORPORATION
TXSURV F-10030200

STEVEN E. WILLIAMS, R.P.L.S.
TEXAS REGISTRATION NO. 4819

NOTES

- EA = CUTTER
- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- EG = EDGE OF GRAVEL
- TC = TOP OF CURB
- C.C.R.V.Z.C.T. = COMMISSIONERS' COURT RECORDS OF VAN ZANDT COUNTY, TEXAS.
- O.R.V.Z.C.T. = OFFICIAL RECORDS OF VAN ZANDT COUNTY, TEXAS.
- P.R.V.Z.C.T. = PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.
- EASEMENTS AND OTHER MATTERS OF RECORD MENTIONED OR SHOWN HEREON ARE STRICTLY BASED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED ON MARCH 10, 2022 (EFFECTIVE DATE: FEBRUARY 23, 2022) BY ALAMO TITLE INSURANCE OF No. SAT-41-4000412200439R.
- BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID, MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99999649450. COORDINATE HEREON ARE GRID DATUM. TO CONVERT TO SURFACE, DIVIDE BY THE SAME ADJUSTMENT FACTOR.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 4846700320C DATED DECEMBER 17, 2010.
- TEXAS811 UTILITY LOCATE REQUEST TICKET No. 2255667308, 2255667520, AND 2255667706.
- THIS TRACT OF LAND LIES WITHIN THE CITY LIMITS OF THE CITY OF VAN, TEXAS.
- ACCORDING TO THE EMAIL DATED NOVEMBER 3, 2021 FROM CHARLES WEST, CITY MANAGER FOR THE CITY OF VAN, THESE TRACTS OF LAND ARE ZONED COMMERCIAL.
- F.M. HIGHWAY NO. 314 (SOUTH OAK STREET) IS IN THE JURISDICTION OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT). ACCORDING TO THE TxDOT STATEWIDE PLANNING MAP, THERE ARE NO PLANS FOR WIDENING THE PORTION OF F.M. HIGHWAY NO. 314 IN THE VICINITY OF THESE TRACTS OF LAND. DIRECT QUESTIONS TO PRESTON FRIEND, P.E. AREA ENGINEER FOR THE MINEOLA AREA OFFICE OF TxDOT AT 903-569-2349. ACCORDING TO CHARLES WEST, CITY MANAGER FOR THE CITY OF VAN, THERE ARE NO PLANNED WIDENINGS OF EITHER F.M. HIGHWAY NO. 314 OR PARK ROW IN THE VICINITY OF THESE TRACTS OF LAND. ACCORDING TO MR. WEST, THE CITY DOES NOT HAVE A STREET CLASSIFICATION SYSTEM.
- ACCORDING TO CHARLES WEST, CITY MANAGER OF THE CITY OF VAN, THERE ARE NO CITY MANDATED BUILDING SETBACKS OR LANDSCAPE BUFFERS FOR THIS TRACT OF LAND.
- ACCORDING TO KEVIN JOHNSON, DIRECTOR OF PUBLIC WORKS FOR THE CITY OF VAN, THE MINIMUM DEPTH OF COVER FOR WATER MAINS IS FOUR FEET (4').
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATIONS OR LOCATIONS OF WETLANDS, FAULT LINES, TOXIC WASTE, OR OTHER ENVIRONMENTAL ISSUES.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED IN THESE STATES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED NOR VISIBLE UNDERGROUND UTILITIES.
- SURVEYED ON THE GROUND IN FEBRUARY AND MARCH OF 2022.
- AS OF MARCH 1, 2022 THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS WITHIN THIS TRACT OF LAND. THERE WAS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- STATIONING SHOWN HEREON IS BASED FROM A PLAN SET OBTAINED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION TITLED "HIGHWAY NO. F.M. - 314 FROM VAN TO BROWNSBORO" DATED NOVEMBER 22, 1946. THE STATIONING SHOWN HEREON WAS SCALED FROM SAID PLANS AND IS APPROXIMATE.
- THE AREA OF THESE TRACTS OF LAND, EXPRESSED IN SQUARE FEET, IS BASED ON THE MATHEMATICAL CALCULATIONS AND DISTANCES CALCULATED AND SHOWN HEREON, NOT FROM THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

UTILITY CONTACTS

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