



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, January 24, 2023
5:30 PM**

Pat Hargrave
Jennifer Hudgens
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 Tuesday, January 24, 2023 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. No official business of the City of Van will be conducted by the City Council 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 October 25, 2022.
- V. ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on a new subdivision of Property ID # 104698 an 8.07-acre tract of land situated in the M. Gross Survey, Abstract No. 299, Van Zandt, County. Hilliard - Rust Addition.
- 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 Friday, January 20, 2023.

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 REGULAR
OF THE PLANNING & ZONING
Tuesday, October 25, 2022
5:30 PM**

Pat Hargrave
Jennifer Hudgens
Ciaran Holden
Marcos Dos Santos
Lori Thompson

MINUTES

I. CALL MEETING TO ORDER

The meeting was called to order by Jennifer Hudgens.

A. Roll Call and Establish a Quorum

Present: Pat Hargrave, Lori Thompson, Jennifer Hudgens

Absent: Marcos Dos Santos

II. INVOCATION

The invocation was led by Lori Thompson.

III. PLEDGE OF ALLEGIANCE

Led by Jennifer Hudgens

A. US Flag

IV. CONSENT AGENDA

A. Meeting minutes from September 27, 2022.

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Pat Hargrave
AYES:	Pat Hargrave, Lori Thompson, Jennifer Hudgens
NAYS:	None
ABSTAINED:	None

V. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on the replat of property located on N. Bois D Arc. Combining Lot 2 283 N Bois D Arc & Lot 3 295 N Bois D Arc, Lot 4 299 N. Bois D Arc & Lot 5 305 N. Bois D Arc.

RESULT:	Passed
MOVER:	Pat Hargrave
SECONDER:	Lori Thompson
AYES:	Pat Hargrave, Lori Thompson, Jennifer Hudgens
NAYS:	None
ABSTAINED:	None

VI. **ADJOURN**

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Pat Hargrave
AYES:	Pat Hargrave, Lori Thompson, Jennifer Hudgens
NAYS:	None
ABSTAINED:	None



CITY OF VAN PLAT APPLICATION

- ☒ Plat \$300.00 For new subdivision or ~~large scale~~ development
- ☐ Amended plat \$150.00 Revised plat correcting errors or making minor changes to original recorded final plat
- ☐ Replat \$200.00 Resub dividing of any part or all of a block or blocks of a previously platted subdivision, additional lot, or tract
- ☐ Minor Plat \$150.00 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 the said subdivision will not require the 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:

Brandon Rust

Company Name:

Address:

310 Hummingbird Ct. Van, TX 75790

Name of Owner:

Brandon Rust, Brook Hillarp

Address:

Name of Addition:

Hummo-Rust Addition

Current Zoning:

Number of Acres:

8.07 ac

Number of Lots:

12

Proposed Zoning:

Address or Legal Description of Property:

205. OLD HISTORIC RD. / WHOLE BLOCK

Reason for Request:

SUB-DIVIDE LOTS

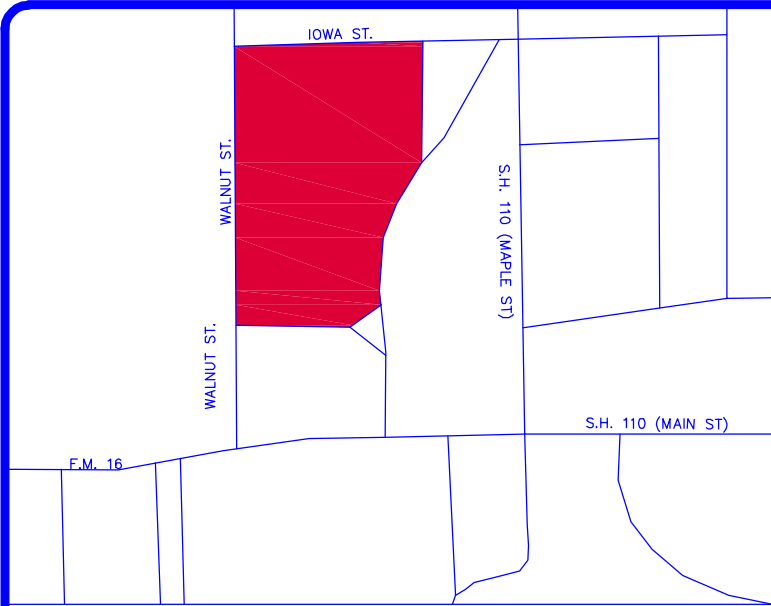
I certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application of \$ 300.00 to cover the cost of this application, has been paid the City of Van on this the 10th day of JANUARY, 2023.

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

Signature:

Date:

1-10-23



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 87°55'46" E	110.04'
L2	S 02°02'33" E	89.75'
L3	N 88°04'15" E	100.00'
L4	N 02°04'14" W	90.00'
L5	S 87°58'40" W	131.79'
L6	S 83°57'13" W	105.06'
L7	S 05°27'55" E	48.56'
L8	S 88°07'01" W	16.15'
L9	S 02°28'43" E	25.06'
L10	N 87°31'29" E	17.36'
L11	S 05°09'34" E	126.09'
L12	N 89°38'21" W	134.42'
L13	N 87°51'48" E	89.97'
L14	N 02°00'39" W	24.88'
L15	S 87°56'15" W	90.04'

- ① = CALL: 0.06 AC. (TRACT ONE)
KEITH BROOK HILLIARD AND BRANDON R. RUST
DOC. NO. 2008-005277
- ② = CALL: 0.06 AC. (TRACT TWO)
KEITH BROOK HILLIARD AND BRANDON R. RUST
DOC. NO. 2008-005277
- ③ = CALL: 0.156 AC.
SNA JUANA DURAN, ET AL.
DOC. NO. 2014-007943

LEGEND
- - - - - = PATENT SURVEY LINE (APPROXIMATE LOCATION)
● = IRON ROD
UNLESS OTHERWISE NOTED

THE SPECIAL FLOOD HAZARD AREA (ZONE A) SHOWN HEREON IS APPROXIMATE AND WAS SCALED FROM HAZARD BOUNDARY MAP COMMUNITY-PANEL NO. 480636 0325 C, EFFECTIVE DECEMBER 17, 2010.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

IN PROVIDING THIS BOUNDARY SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

RECORD DEDICATION OF IOWA ST., WALNUT ST., & ELM PLACE WAS NOT FOUND BY THIS SURVEYOR.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS98) REFERENCED TO THE SMARTNET RTK NETWORK.

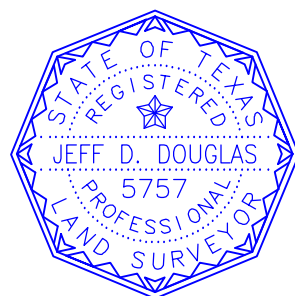
NOTE: SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATION MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATION. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.

I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2022.

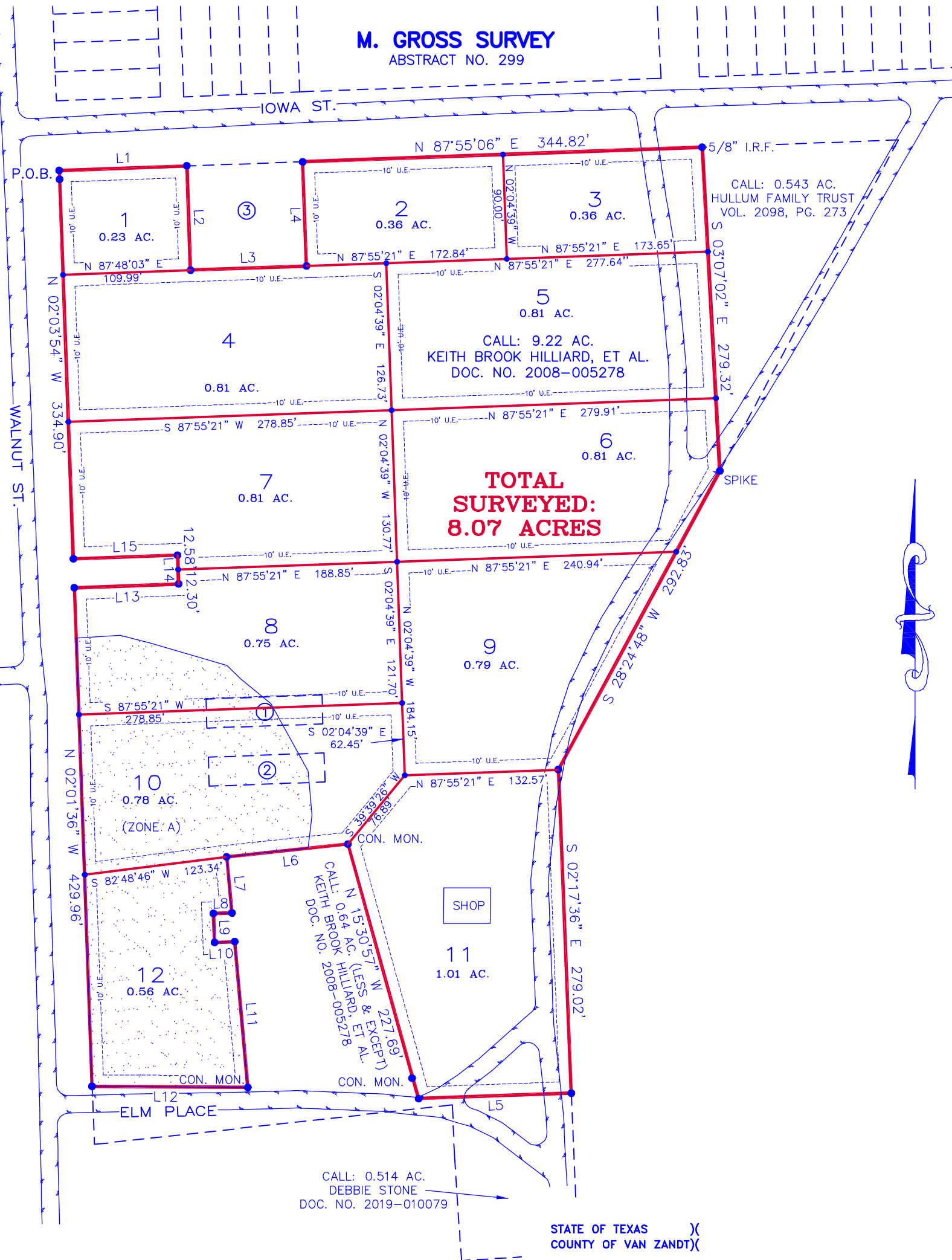
GIVEN UNDER BY HAND & SEAL, THIS THE 4TH DAY OF OCTOBER, 2022.

BY: JEFF D. DOUGLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5757
TBPLS FIRM NO. 10025701

PLAT VOID IF NOT SIGNED IN RED.
PREPARED FOR: BRANDON RUST



M. GROSS SURVEY
ABSTRACT NO. 299



STATE OF TEXAS)
COUNTY OF VAN ZANDT)

KNOW ALL MEN BY THESE PRESENTS:

I, BRANDON R. RUST, THE OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER 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.

BRANDON R. RUST

STATE OF TEXAS)
COUNTY OF VAN ZANDT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRANDON R. RUST, KNOWN TO ME PERSONALLY TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 2022.

NOTARY PUBLIC IN AND FOR ____ COUNTY, TEXAS. MY COMMISSION EXPIRES:

METES AND BOUNDS DESCRIPTION FOR AN 8.07 ACRE TRACT OF LAND

BEING AN 8.07 ACRE TRACT OF LAND SITUATED IN THE M. GROSS SURVEY, ABSTRACT NO. 299, VAN ZANDT COUNTY, TEXAS, AND BEING PART OF A CALLED 9.22 ACRES TO KEITH BROOK HILLIARD AND BRANDON R. RUST RECORDED IN DOCUMENT NO. 2008-005278, ALL OF A CALLED 0.06 ACRE (TRACT ONE) AND ALL OF A CALLED 0.06 ACRE (TRACT TWO) BOTH TO KEITH BROOK HILLIARD AND BRANDON R. RUST RECORDED IN DOCUMENT NO. 2008-005277 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 8.07 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD (FOUND) FOR THE NORTHERNMOST NORTHWEST CORNER OF THESE 8.07 ACRES. SAID CORNER ALSO BEING THE NORTHERNMOST NORTHWEST CORNER OF THE ABOVE REFERENCED 9.22 ACRES AND BEING LOCATED AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WALNUT STREET AND THE SOUTH RIGHT OF WAY LINE OF IOWA STREET;

THENCE: NORTH 87 DEG. 55 MIN. 46 SEC. EAST, ALONG THE NORTH LINE OF THE 9.22 ACRES AND THE SOUTH RIGHT OF WAY LINE OF IOWA STREET, A DISTANCE OF 110.04 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE NORTH LINE OF THESE 8.07 ACRES AND ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.156 ACRE TRACT OF LAND TO SNA JUANA DURAN, ET AL. RECORDED IN DOCUMENT NO. 2014-007943 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 02 DEG. 02 MIN. 33 SEC. EAST, ALONG THE WEST LINE OF THE ABOVE REFERENCED 0.156 ACRE TRACT OF LAND, A DISTANCE OF 89.75 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN INSIDE ELL CORNER IN THE NORTH LINE OF THESE 8.07 ACRES AND ALSO BEING THE SOUTHWEST CORNER OF THE 0.156 ACRE TRACT OF LAND;

THENCE: NORTH 88 DEG. 04 MIN. 15 SEC. EAST, ALONG THE SOUTH LINE OF THE 0.156 ACRE TRACT OF LAND, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD (SET) FOR AN INSIDE ELL CORNER IN THE NORTH LINE OF THESE 8.07 ACRES AND ALSO BEING THE SOUTHEAST CORNER OF THE 0.156 ACRE TRACT OF LAND;
THENCE: NORTH 02 DEG. 04 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF THE 0.156 ACRE TRACT OF LAND, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD (SET) FOR AN ANGLE BREAK IN THE NORTH LINE OF THESE 8.07 ACRES. SAID ANGLE BREAK ALSO BEING THE NORTHEAST CORNER OF THE 0.156 ACRE TRACT OF LAND, BEING ON THE NORTH LINE OF THE 9.22 ACRES, AND BEING ON THE SOUTH RIGHT OF WAY LINE OF IOWA STREET;

THENCE: NORTH 87 DEG. 55 MIN. 06 SEC. EAST, ALONG THE NORTH LINE OF THE 9.22 ACRES AND THE SOUTH RIGHT OF WAY LINE OF IOWA STREET, A DISTANCE OF 344.82 FEET TO A 5/8 INCH IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF THESE 8.07 ACRES. SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE 9.22 ACRES AND BEING THE NORTHWEST CORNER OF A CALLED 0.543 ACRE TRACT OF LAND TO HULLUM FAMILY TRUST RECORDED IN VOLUME 2098, PAGE 273 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 03 DEG. 07 MIN. 02 SEC. EAST, ALONG THE EAST LINE OF THE 9.22 ACRES AND THE WEST LINE OF THE 0.543 ACRES, A DISTANCE OF 279.32 FEET TO A SPIKE (FOUND) FOR AN ANGLE BREAK IN THE EAST LINE OF THESE 8.07 ACRES AND ALSO BEING THE SOUTH CORNER OF THE 0.543 ACRE TRACT OF LAND;

THENCE: SOUTH 28 DEG. 24 MIN. 48 SEC. WEST, ALONG THE EAST LINE OF THE 9.22 ACRES, A DISTANCE OF 292.83 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE EAST LINE OF THESE 8.07 ACRES;

THENCE: SOUTH 02 DEG. 17 MIN. 36 SEC. EAST, ALONG THE EAST LINE OF THE 9.22 ACRES, A DISTANCE OF 279.02 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE SOUTHEAST CORNER OF THESE 8.07 ACRES AND ALSO BEING THE NORTHEAST CORNER OF A CALLED 0.514 ACRE TRACT OF LAND TO DEBBIE STONE RECORDED IN DOCUMENT NO. 2019-010079 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 87 DEG. 58 MIN. 40 SEC. WEST, OVER AND ACROSS THE 9.22 ACRES AND ALONG THE NORTH LINE OF THE 0.514 ACRE TRACT OF LAND, A DISTANCE OF 131.79 FEET TO A POINT FOR CORNER FOR AND ANGLE BREAK IN THE SOUTH LINE OF THESE 8.07 ACRES AND ALSO BEING THE SOUTHEAST CORNER OF A CALLED 0.64 ACRE (LESS AND EXCEPT) RECORDED IN DOCUMENT NO. 2008-005278 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: NORTH 15 DEG. 30 MIN. 57 SEC. WEST, ALONG THE EAST LINE OF THE 0.64 ACRE (LESS AND EXCEPT), PASSING A CONCRETE MONUMENT FOR REFERENCE AT A DISTANCE OF 18.27 FEET AND CONTINUING IN ALL, A TOTAL DISTANCE OF 227.69 FEET TO A CONCRETE MONUMENT (FOUND) FOR AN ANGLE BREAK IN THE SOUTH LINE OF THESE 8.07 ACRES AND ALSO BEING THE NORTHEAST CORNER OF THE 0.64 ACRE (LESS AND EXCEPT);

THENCE: SOUTH 83 DEG. 57 MIN. 13 SEC. WEST, ALONG THE NORTH LINE OF THE 0.64 ACRE (LESS AND EXCEPT), A DISTANCE OF 105.06 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE SOUTH LINE OF THESE 8.07 ACRES AND ALSO BEING THE NORTHWEST CORNER OF THE 0.64 ACRE (LESS AND EXCEPT);

THENCE: SOUTH 05 DEG. 27 MIN. 55 SEC. EAST, ALONG THE WEST LINE OF THE 0.64 ACRE (LESS AND EXCEPT), A DISTANCE OF 48.56 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE SOUTH LINE OF THESE 8.07 ACRES;

THENCE: SOUTH 88 DEG. 07 MIN. 01 SEC. WEST, ALONG THE SOUTHERNMOST NORTH LINE OF THE 0.64 ACRE (LESS AND EXCEPT), A DISTANCE OF 16.15 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE SOUTH LINE OF THESE 8.07 ACRES;

THENCE: SOUTH 02 DEG. 28 MIN. 43 SEC. EAST, ALONG THE WESTERNMOST WEST LINE OF THE 0.64 ACRE (LESS AND EXCEPT), A DISTANCE OF 25.06 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE SOUTH LINE OF THESE 8.07 ACRES;

THENCE: NORTH 87 DEG. 31 MIN. 29 SEC. EAST, ALONG THE NORTHERNMOST SOUTH LINE OF THE 0.64 ACRE (LESS AND EXCEPT), A DISTANCE OF 17.36 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE SOUTH LINE OF THESE 8.07 ACRES;

THENCE: SOUTH 05 DEG. 09 MIN. 34 SEC. EAST, ALONG THE WEST LINE OF THE 0.64 ACRE (LESS AND EXCEPT), A DISTANCE OF 126.09 FEET TO A CONCRETE MONUMENT (FOUND) FOR AN ANGLE BREAK IN THE SOUTH LINE OF THESE 8.07 ACRES AND BEING ON THE NORTH LINE OF THE 0.514 ACRE TRACT OF LAND;

THENCE: NORTH 89 DEG. 38 MIN. 21 SEC. WEST, ALONG THE NORTH LINE OF THE 0.514 ACRES, A DISTANCE OF 134.42 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE SOUTHWEST CORNER OF THESE 8.07 ACRES. SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE 0.514 ACRE TRACT OF LAND AND BEING ON THE EAST RIGHT OF WAY LINE OF WALNUT STREET;

THENCE: NORTH 02 DEG. 01 MIN. 36 SEC. WEST, ALONG THE WEST LINE OF THE 9.22 ACRES AND THE EAST RIGHT OF WAY LINE OF WALNUT STREET, A DISTANCE OF 429.96 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE WEST LINE OF THESE 8.07 ACRES;

THENCE: NORTH 87 DEG. 51 MIN. 48 SEC. EAST, ALONG THE WEST LINE OF THE 9.22 ACRES, A DISTANCE OF 89.97 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE WEST LINE OF THESE 8.07 ACRES;

THENCE: NORTH 02 DEG. 00 MIN. 39 SEC. WEST, ALONG THE WEST LINE OF THE 9.22 ACRES, A DISTANCE OF 24.88 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE WEST LINE OF THESE 8.07 ACRES;

THENCE: SOUTH 87 DEG. 56 MIN. 15 SEC. WEST, ALONG THE WEST LINE OF THE 9.22 ACRES, A DISTANCE OF 90.04 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN ANGLE BREAK IN THE WEST LINE OF THESE 8.07 ACRES AND ALSO BEING ON THE EAST RIGHT OF WAY LINE OF WALNUT STREET;

THENCE: NORTH 02 DEG. 03 MIN. 54 SEC. WEST, ALONG THE WEST LINE OF THE 9.22 ACRES AND THE EAST RIGHT OF WAY LINE OF WALNUT STREET, A DISTANCE OF 334.90 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING A 8.07 ACRE TRACT OF LAND.

STATE OF TEXAS)
COUNTY OF VAN ZANDT)

THE CITY COUNCIL OF THE CITY OF VAN, TEXAS VOTED AFFIRMATIVELY ON THIS ____, DAY OF ____, 20__, TO APPROVE THIS FINAL PLAT FOR FILING OF RECORD, AFTER THE ACTION BY THE PLANNING AND ZONING COMMISSION.

CHAIRPERSON, CITY OF VAN CITY COUNCIL

DATE

COUNTY CLERK, VAN ZANDT COUNTY

DATE

STATE OF TEXAS)
COUNTY OF VAN ZANDT)

THE PLANNING AND ZONING COMMISSION OF THE CITY OF VAN, TEXAS VOTED AFFIRMATIVELY ON THIS ____, DAY OF ____, 20__, TO APPROVE THIS FINAL PLAT FOR FILING OF RECORD.

CHAIRPERSON, CITY OF VAN PLANNING AND ZONING COMMISSION

DATE



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ALL RIGHTS RESERVED
STANGER SURVEYING CANTON LLC

(NON-TRANSFERABLE)
STANGER
SURVEYING CANTON LLC
13878 STATE HIGHWAY NO. 64
BEN WHEELER, TEXAS 75754
(903) 833-1006

SURVEY COMPLETED: 10-04-2022
JOB NO: C220146

FINAL PLAT
HILLIARD-RUST ADDITION
M. GROSS SURVEY, ABSTRACT NO. 299
CITY OF VAN, VAN ZANDT COUNTY, TEXAS
SCALE = 1" = 100'