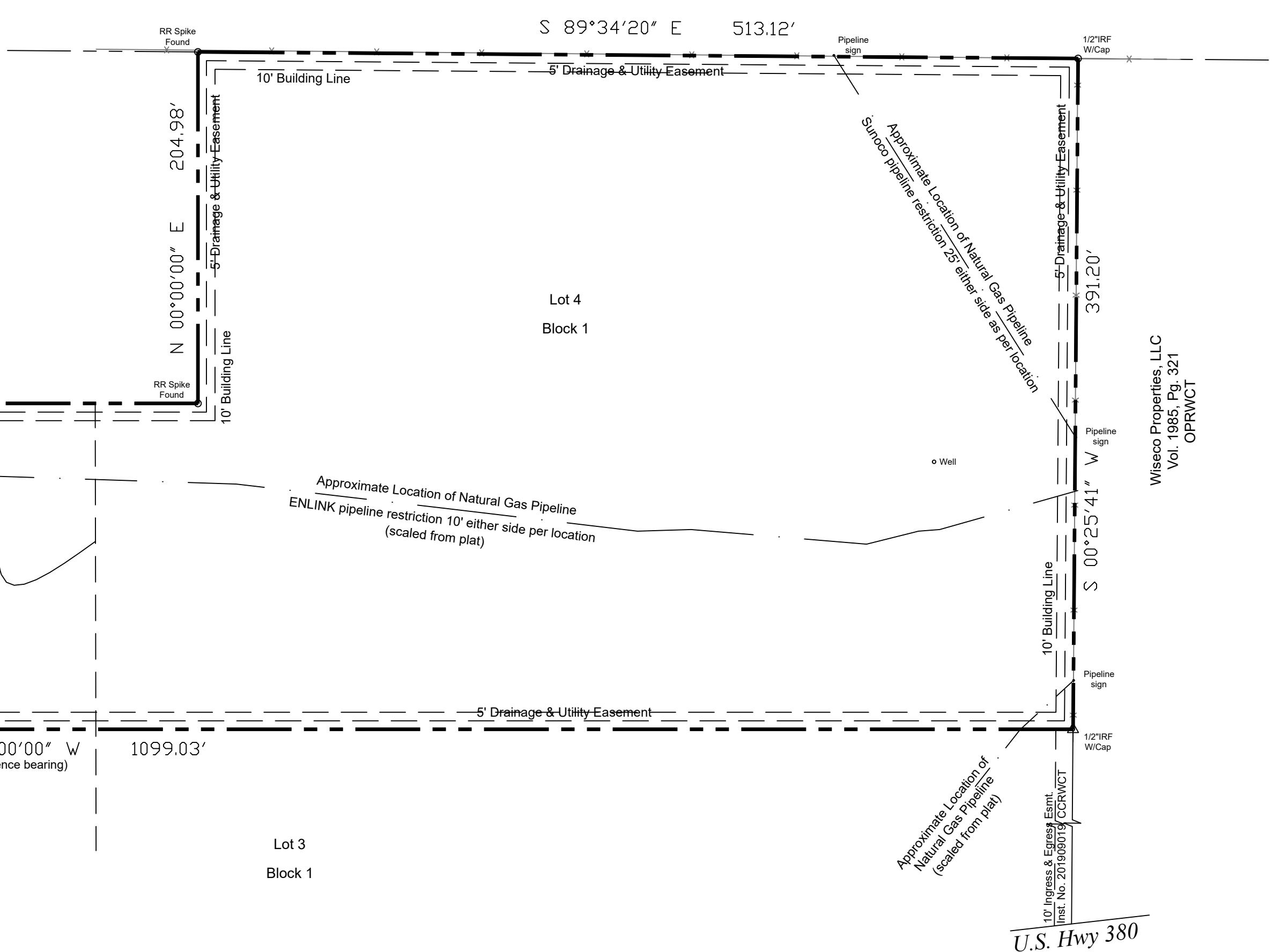


Lot 5
Block 1

Waggoner
Vol. 189, Pg. 21
DRWCT



PROPERTY DESCRIPTION

Being Lot 4, Block 1, of The Estate of Bison Creek Subdivision, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet E, Page 108, Plat Records of Wise County, Texas.

Notes: The easements recorded in Vol. 190, Pg. 507; Vol. 257, Pg. 241; Vol. 321, Pg. 671, DRWCT are blanket easements and/or grant ingress & egress rights and may affect this property. Evidence of pipelines found during this survey is shown hereon, however the owner and/or contractor should always have underground pipelines and utilities located and marked by appropriate companies before any excavation or construction.

This property is subject to restrictions recorded in Vol. 566, Pg. 621, as corrected in Vol. 623, Pg. 570, RRWCT; Inst No. 201900111; Inst. No. 201912123; Inst. No. 201907085, CCRWCT.

The bearings are based on the south line of Lot 4 and the north line of Lot 3, Block 1, Bison Creek Estates being South 90 deg. 00 min. 00 sec. West and is shown as reference bearing hereon.

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the result of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages in area of boundary, except as shown hereon. The only easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100 year floodplain or flood hazardzone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of the property.

Note: This survey was performed in connection with the transaction described in: G.F. No. 208221 for Title Resources.

Arrow Surveying

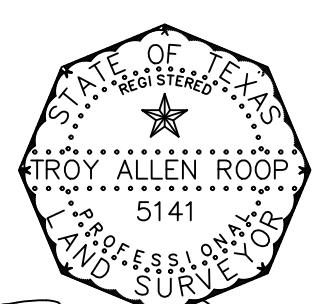
FIRM REGISTRATION NO. 10010800

P.O. Box 902, Decatur, Texas 76234

Ph. (940) 626-8034 e-mail: arrowsurvey@aol.com

● Iron Rod Set —X— Wood or Wire Fence ○ GM Gas Meter
○ Iron Rod Found —U— Overhead Utilities △ EM Electric Meter
△ Control Monument ▲ AC Air Conditioned ⚡ PP Power Pole

All iron rods are 1/2" rebar unless otherwise noted.



Troy Allen Roop
Registered Professional
Land Surveyor No. 5141

Revised: 4-21-21
Date: 3-17-21
Drawn by: TR
Job No. 2103001-GVC



Scale: 1" = 60'