

Curve Data
 C1
 R = 30.00'
 L = 74.96'
 Chord = N 41°08'45" W
 LC = 72.24'

FRONT HOMESITE:

- Level ground
- Ideal for entertaining, play space, or additional improvements.
- Strong curb appeal with open sightlines.

CENTER RAVINE & CREEK AREA

- The heart of the property's character.
- Natural ravine creating beautiful elevation change.
- Seasonal creek running through.
- Mature trees and wildlife corridor.
- Perfect for animals, hiking and fires.

Select flat pockets near the creek for exploring or relaxing.

This area what makes the property unique - the texture, depth, and movement in the land instead of flat prairie.

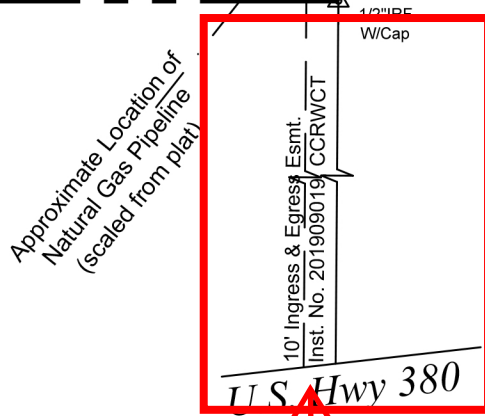
REAR PASTURE (Approx. 4.5 Acres)

(primarily flat pastureland)

- Wide open, usable acreage
- Ideal for animals, riding, recreation, or future improvements.
- Expansive Texas sky views.
- Private and peaceful.

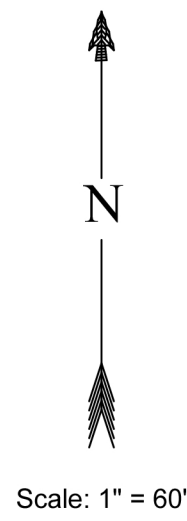
PROPERTY DESCRIPTION
 Being Lot 4, Block 1, of The Estate of Bison Creek Subdivision, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet E, Page 108, Plat Records of Wise County, Texas.

2nd Water Well (Capped)



Easment for buyer to install gate and gravel drive for easier access to back land.

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, RRRWCT; 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.

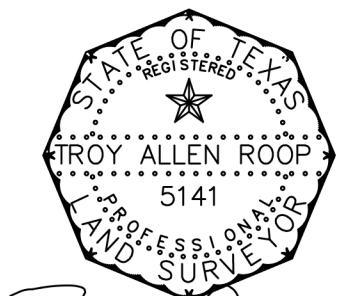


I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the result of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, 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: GF 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—X— Wood or Wire Fence ○ GM Gas Meter
 - Iron Rod Found —u—u— Overhead Utilities △ EM Electric Meter
 - △ Control Monument □ AC Air Conditioner ⚡ 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

130 Nicholas Way

Waggoner
 Vol. 189, Pg. 21
 DRWCT

Wiseco Properties, LLC
 Vol. 1985, Pg. 321
 OPRWCT