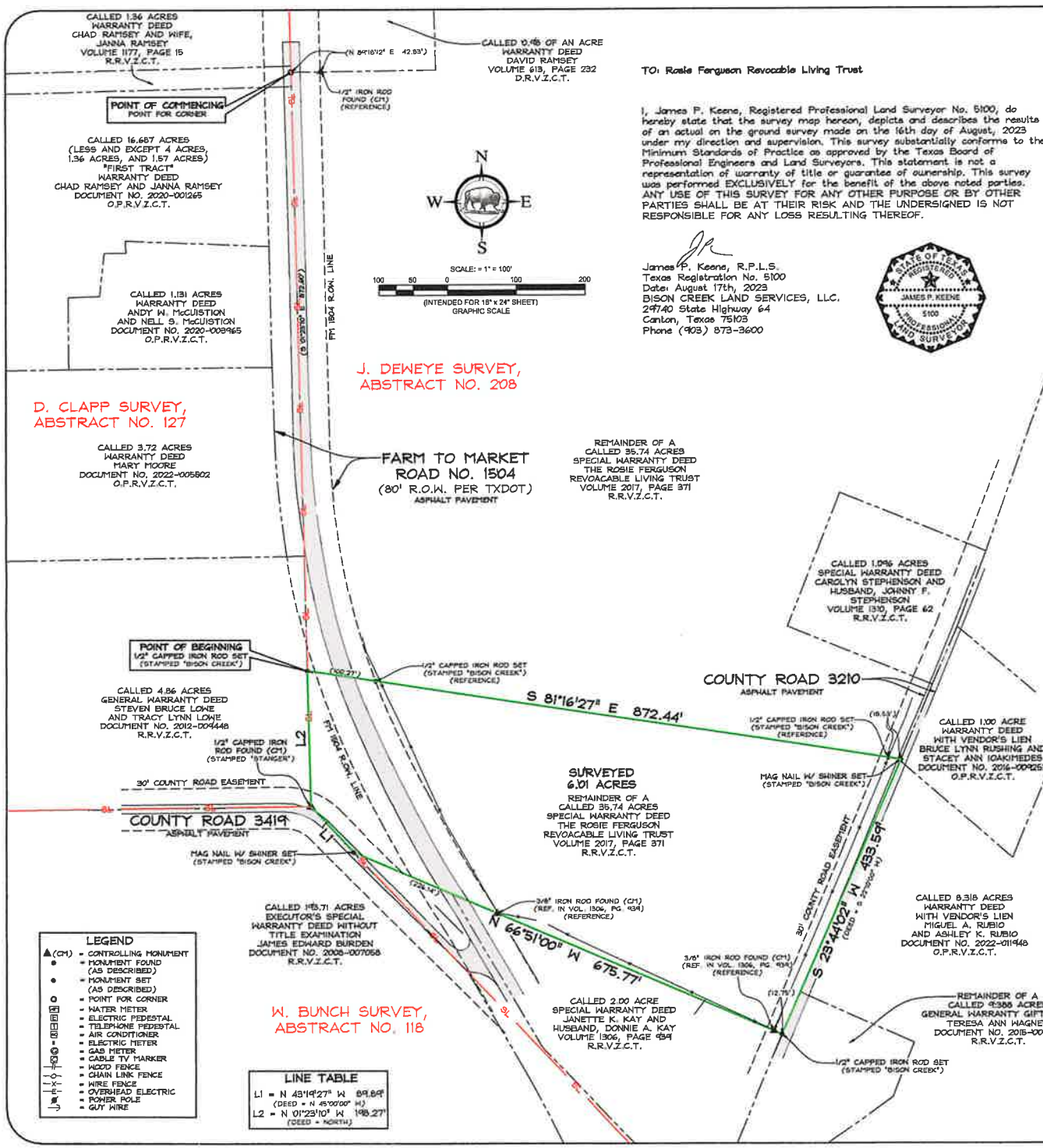

TO: Rosie Ferguson Revocable Living Trust

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 16th day of August, 2023 under my direction and supervision. This survey substantially conforme to the Minimum Standards of Practice as approved by the Texas Board of Professional Engineers and Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties. ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: August 17th, 2023
BISON CREEK LAND SERVICES, LLC.
29740 State Highway 64
Canton, Texas 75103
Phone (903) 873-3600

STATE OF TEXAS REGISTERED JAMES P. KEENE 5100 PROFESSIONAL LAND SURVEYOR

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

All that certain 6.01 acre lot, tract, or parcel of land situated in the J. Deweye Survey, Abstract No. 208, Van Zandt County, Texas. Being a part of the remainder of a called 35.74 acre tract described in a special warranty deed to The Rosie Ferguson Revocable Living Trust as recorded in Volume 2017, Page 371, of the Real Records of Van Zandt County, Texas (R.R.V.Z.C.T.) and being more particularly described as follows:

COMMENCING at a point in or near the center of Farm to Market Road No. 1504 for the most Westerly Northwest corner of said 35.74 acre Ferguson tract and being the Southwest corner of a called 0.98 of an acre tract described in a warranty deed to David Ramsey as recorded in Volume 613, Page 232, of the Deed Records of Van Zandt County, Texas (D.R.V.Z.C.T.) from which a 1/2" iron rod found for reference bears North 84° 18' 12" East, a distance of 42.83 feet;

THENCE: South 01° 23' 10" East, along the most Southerly West line of 35.74 acre Ferguson tract and with or near the center of said Farm to Market Road No. 1504, leaving its said right of way and continuing with its projected North-South centerline, a distance of 872.60 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the Northwest corner and **POINT OF BEGINNING** of the hereon described tract;

THENCE: South 81° 16' 27" East, severing across and through said remainder of 35.74 acre Ferguson tract, passing through a 1/2" capped iron rod set stamped "BISON CREEK" for reference in the East right of way lie of Farm to Market Road No. 1504 at a distance of 100.27 feet, and continuing for a total distance of 872.44 feet to a mag nail with shiner set stamped "BISON CREEK" within the limits of County Road 3210 and the Southeast line of said 35.74 acre Ferguson tract for the Northeast corner of the hereon described tract from which a 1/2" capped iron rod set stamped "BISON CREEK" for reference bears North 81° 16' 27" West, a distance of 18.53 feet;

THENCE: South 23° 44' 02" West (Deed = South 22° 10' 00" West), along said Southeast line of 35.74 acre Ferguson tract and within the right of way of said County Road 3210, a distance of 433.59 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the Southeast corner of the hereon described tract same being the Northeast corner of a called 2.00 acre tract described in a special warranty deed to Janette K. Kay and Donnie A. Kay as recorded in Volume 1306, Page 934, R.R.V.Z.C.T.;

THENCE: North 66° 51' 00" West, along the Northeast line of said 2.00 acre Kay tract, crossing the right of way of said Farm to Market Road No. 1504, and entering the right of way of County Road 3419, a distance of 675.77 feet to a mag nail with shiner set stamped "BISON CREEK" in or near the center of said County Road 3419 for most Easterly Southwest corner of the hereon described tract same being in the Southwest line of said 35.74 acre Ferguson tract and being in the most Northerly Northeast line of a called 193.71 acre tract described in an executor's special warranty deed without title examination to James Edward Burden as recorded in Document No. 2008-007058, R.R.V.Z.C.T. from which a called 3/8" iron rod found for reference in the East right of way line of Farm to Market Road No. 1504 bears South 65° 51' 00" East, a distance of 226.14 feet;

THENCE: North 43° 19' 27" West, along said Southwest line of 35.74 acre Ferguson tract and said most Northerly Northeast line of 193.71 acre Burden tract and within the right of way of said County Road 3419, a distance of 89.89 feet to a 1/2" capped iron rod found stamped "STANGER" for the most Westerly Southwest corner of the hereon described tract same being the Southwest corner of said 35.74 acre Ferguson tract and being the most Northerly Northeast corner of 193.71 acre Burden tract;

THENCE: North 01° 23' 10" West (Deed = North), along aforementioned West line of 35.74 acre Ferguson tract and the projected North-South centerline of Farm to Market Road No. 1504, a distance of 198.27 feet to the POINT OF BEGINNING and containing 6.01 acres of land of which approximately 0.64 of an acre of land lies within the right of way of Farm to Market Road No. 1504, 0.26 of an acre of land lies within the right of way of County Road 3210, and 0.08 of an acre of land lies within the right of way of County Road 3419.

SURVEY NOTES:

1) Except as shown there are no visible protrusions.

2) The Basis of Bearing is Grid North as tied with the Trimble RTK Cooperative Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83). Distances shown are in Ground Values of US-Survey Feet.

3) This Survey was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided unto him prior to the date in which the survey was completed.

BISON CREEK LAND SERVICES, LLC
WWW.BISONCREEK.COM
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SURVEY
BEING A 6.01 ACRE TRACT OF LAND SITUATED IN THE J. DEWEYE SURVEY, ABSTRACT NO. 208 VAN ZANDT COUNTY, TEXAS

FM 1904, WILLS POINT, VAN ZANDT COUNTY, TEXAS

BISON CREEK LAND SERVICES, LLC 29740 STATE HIGHWAY 64, CANTON, TX 75103 PHONE: 903-873-3600 WWW.BISONCREEK.COM

SCALE: 1" = 100'	REVISION:
DATE: 08/17/23	
APPROVED BY: JPK	
DRAWN BY: MTL	
CREW: AH / CC	
PROJECT NO.: 23-8459	

SHEET 1 OF 1