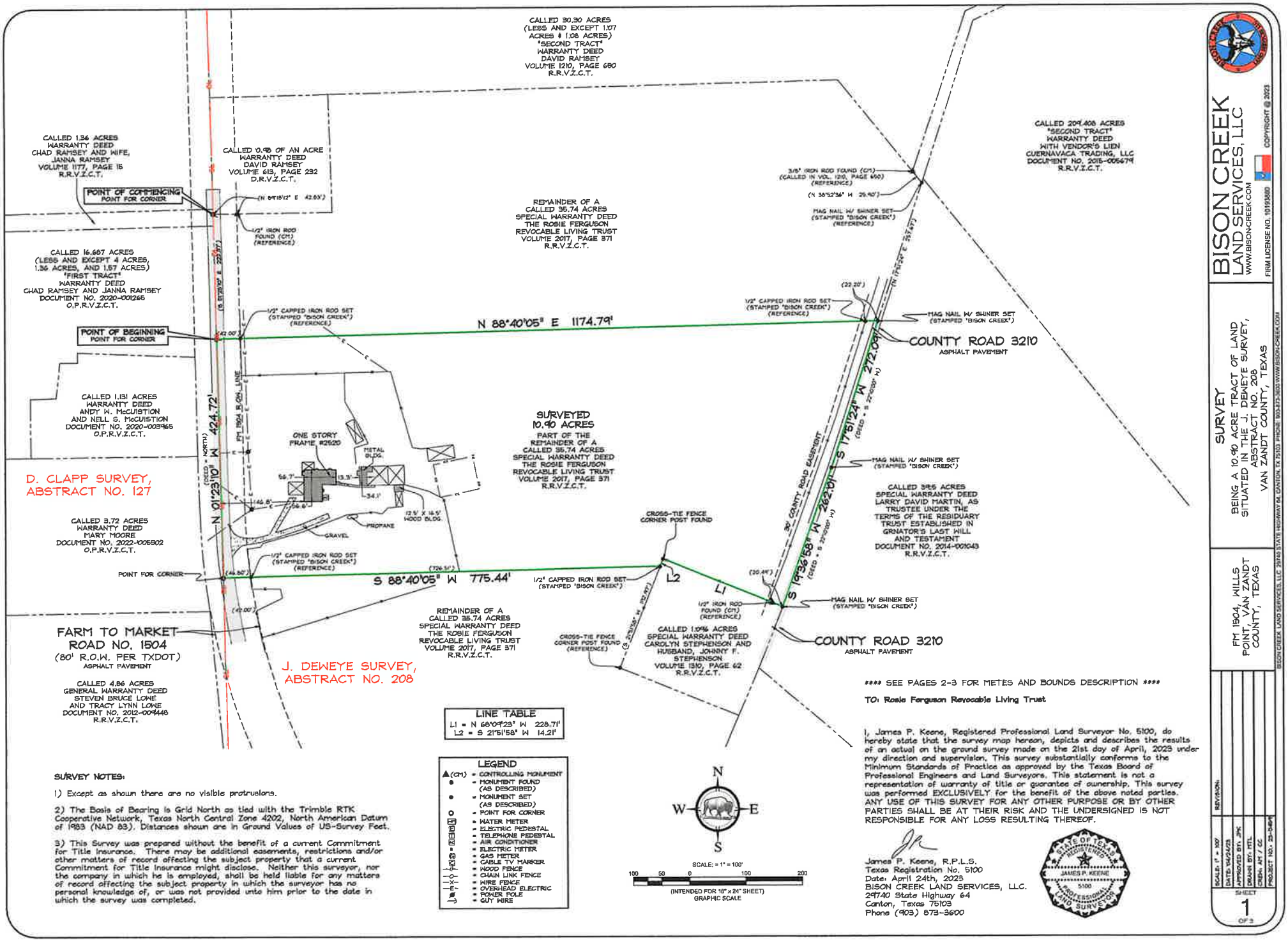

SURVEY NOTES:

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.

**** SEE PAGES 2-3 FOR METES AND BOUNDS DESCRIPTION ****

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 21st day of April, 2023 under my direction and supervision. This survey substantially conforms 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: April 24th, 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

BISON CREEK
LAND SERVICES, LLC
WWW.BISON-CREEK.COM
FIRM LICENSE NO. 10193880

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SURVEY
BEING A 10.90 ACRE TRACT OF LAND
SITUATED IN THE J. DEWEYE SURVEY,
ABSTRACT NO. 208
VAN ZANDT COUNTY, TEXAS

FM 1504, WILLS
POINT, VAN ZANDT
COUNTY, TEXAS

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

REVISION:	
SCALE: 1" = 100'	
DATE: 4/24/23	
APPROVED BY: JPK	
DRAWN BY: RTL	
CREW: AH / CC	
PROJECT NO.: 23-0404	

SHEET
1
OF 3