



COUNTY ROAD 3599

PUBLIC RIGHT OF WAY
ASPHALT PAVEMENT

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

LEGEND	
EM	ELECTRIC METER
WV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
SSM	SANITARY SEWER MANHOLE
OSF	ON SITE SEWER FACILITY
MH	MANHOLE
PP	POWER POLE
LS	LIGHT STANDARD
EB	ELEC BOX
TR	TELEPHONE RISER
WF	WIRE FENCE
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
IF	IRON FENCE
US	UNDERGROUND UTILITY
OHU	OVERHEAD UTILITY
FH	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
MM	MANHOLE
STSM	STORM SEWER MANHOLE
BLDG	BUILDING W/ PERMANENT FOUNDATION
SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
AC	AIR CONDITIONER
POSE	PUBLIC OPEN SPACE EASEMENT
IRP	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON REBAR SET MARKED "A-WARD"
IRR	5/8" IRON REBAR RECOVERED MARKED "A-WARD"
CM	CONTROL MONUMENT
BEARINGS OR DISTANCE SHOWN IN (") ARE PLAT OR DEED CALL	
ALL BLDG DIMENSIONS ARE REFERENCED TO THE EXTERIOR FOOTPRINT	

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENT OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS MIGHT BE A VIOLATION OF COUNTY ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS. TEXAS LOCAL GOVERNMENT CODE Sec. 232.023

SURVEY ACCEPTED BY:

TITLE COMPANY:
G.F. NO.: 9000381700626
ADDRESS: 593 CR 3597, BOYD, TX
BUYER: MICKEL PROVENCE
SELLER: MICHAEL PROVENCE

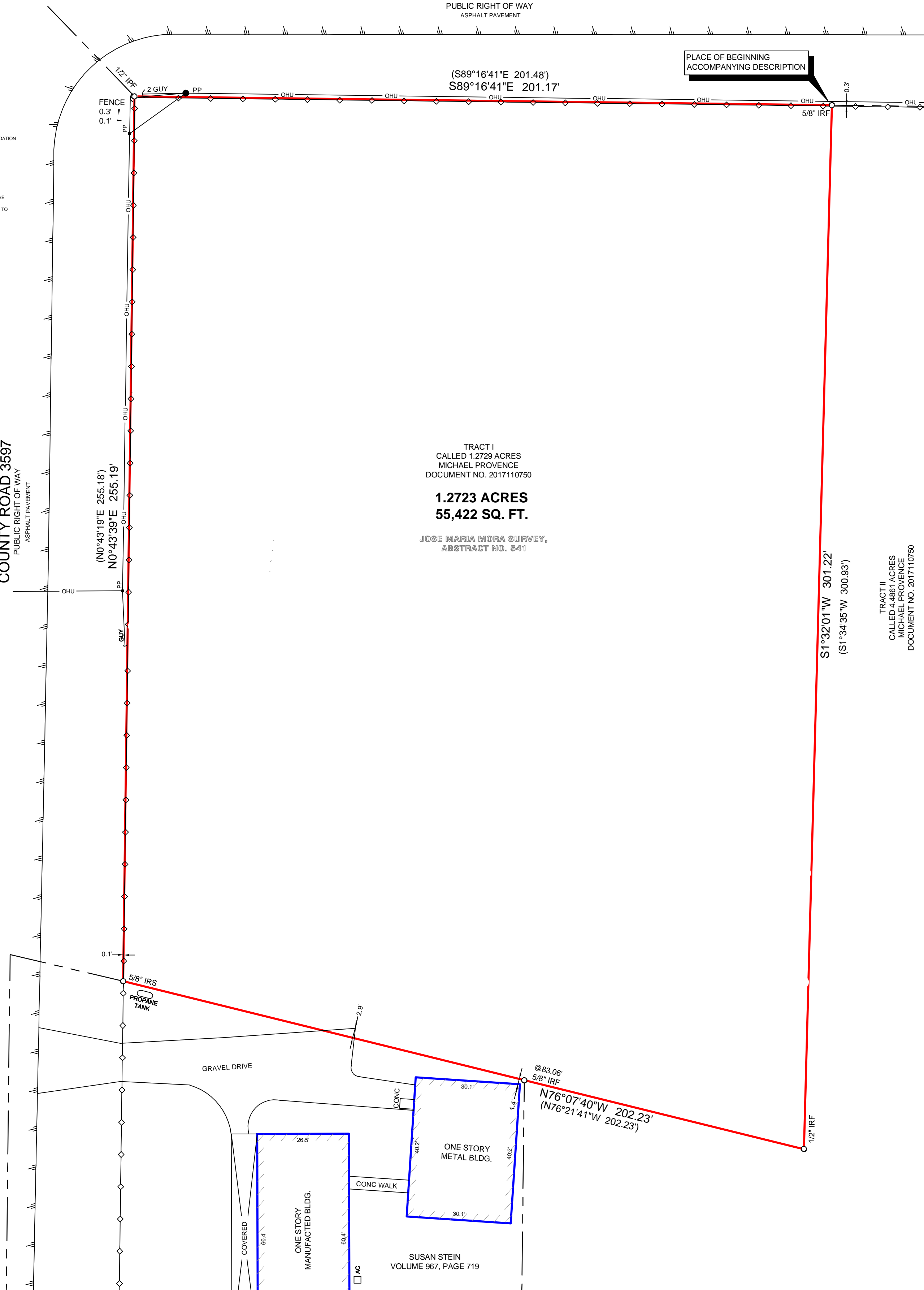
TRACT I
CALLED 1.2729 ACRES
MICHAEL PROVENCE
DOCUMENT NO. 2017110750

1.2723 ACRES
55,422 SQ. FT.

JOSE MARIA MORA SURVEY,
ABSTRACT NO. 541

TRACT II
CALLED 4.4861 ACRES
MICHAEL PROVENCE
DOCUMENT NO. 2017110750

COUNTY ROAD 3597
PUBLIC RIGHT OF WAY
ASPHALT PAVEMENT



PART of the JOSE MARIA MORA SURVEY, Abstract No. 541, situated about 14.5 miles South 18.5° West of the courthouse in Decatur, the county seat of Wise County, Texas; embracing all of a called 1.2729 acre tract of land described as Tract I in the deed to Michael Provence as recorded in Document No. 2017110750, Official Public Records, Wise County, Texas and being more particularly described by metes and bounds as follows:

Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and Areas are surface.

BEGINNING at a 5/8" iron rod found (Northing: 7060938.65', Easting: 2223477.85') for the northeast corner of said 1.2729 acre tract common to the northwest corner of a called 4.4681 acre tract of land described as Tract II in said deed to Michael Provence and being on the south right-of-way line of County Road 3599, a public right-of-way;

THENCE South 1°32'01" West, along the common line of said

1.2729 acre tract and said 4.4681 acre tract, a distance of 301.22 feet (South 01°34'35" West, a distance of 300.93 feet) to a 1/2" iron rod found for the southeast corner of said 1.2729 acre tract common to a re-entrant angle in the west line of said 4.4681 acre tract;

THENCE North 76°07'40" West, continuing along the common line of said 1.2729 acre tract and said 4.4681 acre tract, passing a 5/8" iron rod found at a distance of 83.06 feet, for the northeast corner of that certain tract of land described in the deed to Susan Stein as recorded in Volume 967, Page 719, Deed Records, Wise County, Texas, and continuing along the common line of said 1.2729 acre tract and said Stein Tract in all a total distance of 202.23 feet (North 76°21'41" West, a distance of 202.23 feet) to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the southwest corner of said 1.2729 acre tract and being on the north line of said Stein Tract and also being on the east right-of-way line of County Road 3597, a public right-of-way;

THENCE North 0°43'39" East, along the common line of said 1.2729 acre tract and said east right-of-way line, a distance of 255.19 feet (North 00°4'19" East, a distance of 255.18 feet) to a 1/2" iron pipe

found for the northwest corner of said 1.2729 acre tract, and being at the intersection of said east right-of-way line and the aforementioned south right-of-way line of County Road 3599;

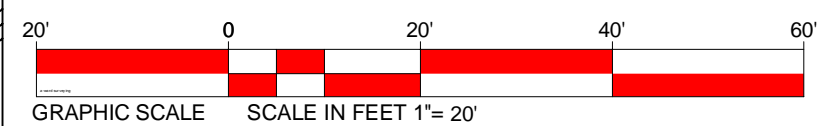
THENCE South 89°16'41" East, along the common line of said 1.2729 acre tract and said south right-of-way line, a distance of 201.17 feet (South 89°16'41" East, a distance of 201.48 feet) to the POINT OF BEGINNING and containing 1.2723 acres or 55,422 square feet of land.

STANDARD LAND SURVEY
PART of the **JOSE MARIA MORA SURVEY**,
Abstract No. 541, situated about 14.5 miles South
18.5° West of the courthouse in Decatur, the county seat
of Wise County, Texas.

A-WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273)
survey@a-wardsurveying.com TBPLS Firm No. 10194435

This survey substantially complies with the current Texas Society of Professional Surveyors Standard and Specifications for a Category 3, Condition II Survey, Surveyed on the ground February 26, 2024.

A-Ward Surveying
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
James Paul Ward
Registered Professional Land Surveyor, No. 5606



A-WARD PROJECT NO: 2024-1140 S FM 51 & CR 3597-WEST