

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

All that certain 1.349 acre lot, tract, or parcel of land situated in the W. Avant Survey, Abstract No. 30, Van Zandt County, Texas. Being part of a called 5.00 acre tract of land described as a 10.00 acres less and except 5.00 acres in a special warranty deed to Gregory G. Moore, recorded in Volume 1833, Page 337, Official Public Records, Van Zandt County, Texas (O.P.R.V.Z.C.T.), and being more particularly described as follows:

BEGINNING at a called 1/2" iron rod found for the Southwest corner of the hereon described tract, same being the Southwest corner of the said 5.00 acre Moore tract, being in the East line of State Highway No. 64, and being the beginning of a non-tangent curve to the right, having a radius 6815.55 feet, a central angle of 00°32'35", and a long chord bearing and distance of North 08° 59' 07" West, 64.59 feet;

THENCE: Northwesterly, along the West line of the said 5.00 acre Moore tract, along the East line of said State Highway No. 64, and along the arc of said non-tangent curve to the right, an arc length of 64.59 feet to a called concrete monument found for the end of said curve;

THENCE: North 08° 37' 00" West (Directional Control Line), continuing along the West line of the said 5.00 acre Moore tract and the East line of said State Highway No. 64, a distance of 193.25 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northwest corner of the hereon described tract, from which a called concrete monument found for reference bears North 08° 37' 00" West, a distance of 514.43 feet;

THENCE: North 81° 23' 00" East, severing across and through the said 5.00 acre Moore tract, a distance of 344.24 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northeast corner of the hereon described tract;

THENCE: South 04° 34' 10" West, continuing across and through the said 5.00 acre Moore tract, a distance of 103.81 feet to a called 1/2" iron rod found for the Southeast corner of the hereon described tract, same being in the South line of the said 5.00 acre Moore tract;

THENCE: South 55° 17' 35" West (Deed = South 55° 14' 03" West), along the South line of the said 5.00 acre Moore tract, a distance of 356.47 feet to the POINT OF BEGINNING and containing 1.349 acres of land.

TO: Gregory G. Moore

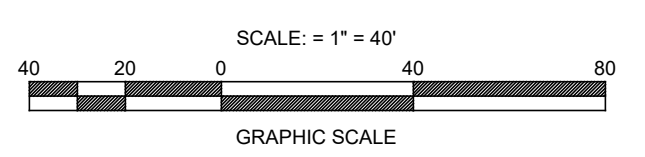
I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 5th day of March, 2020 under my direction and supervision. This survey substantially conforms to the Minimum Standards 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: March 06, 2020
BISON CREEK LAND SERVICES, LLC.
24443 IH 20
Wills Point, Texas 75169
Phone (903) 873-3600



SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Basis of bearing is the Basis of bearing is the called 5.00 acre tract of land described as a 10.00 acres less and except 5.00 acres in a special warranty deed to Gregory G. Moore, recorded in Volume 1833, Page 337, O.P.R.V.Z.C.T. and the Directional Control Line (N 08°37'00" W) is a Westerly line thereof.
- 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

FIRM LICENSE NO. 10189880

SURVEY
BEING A 1.349 ACRE TRACT OF LAND SITUATED IN THE W. AVANT SURVEY, ABSTRACT NO. 30 VAN ZANDT COUNTY, TEXAS

SCALE: 1" = 40'
DATE: 03/06/2020
APPROVED BY: JFK
DRAWN BY: NRD
CREW: DH / KS
PROJECT NO.: 20-0448-1349 Ac

SHEET
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OF 1

BISON CREEK LAND SERVICES, LLC 24443 INTERSTATE 20, BLDG. 3, WILLS POINT, TEXAS 75169 PHONE: 903-873-3600 WWW.BISON-CREEK.COM

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