

SUBJECT TRACT INFO

(A)

SURVEYED
5.06 ACRES

(B)

AFFADAVIT OF HEIRSHIP
SANDRA FOSTER WILLIAMS SIMPKINS
AND JOHN FOSTER, JR.
INSTRUMENT NO. 2009-00012331
O.R.H.C.T.

PREVIOUSLY DESCRIBED
AS "3RD" IN DEED
CHERIE EWELL, ET AL
VOLUME 611, PAGE 760
D.R.H.C.T.

(C)

DESCRIBED AS "4TH"
DEED
CHERIE EWELL, ET AL
VOLUME 611, PAGE 760
D.R.H.C.T.

(D)

DESCRIBED AS "5TH"
DEED
CHERIE EWELL, ET AL
VOLUME 611, PAGE 760
D.R.H.C.T.

G. ISAACS SURVEY,
ABSTRACT NO. 388

SPECIAL WARRANTY DEED
ANGELA RENEE
BARRENS-ALEXANDER
VOLUME 1935, PAGE 481
D.R.H.C.T.

LEGEND

- ▲ (CM) = CONTROLLING MONUMENT
- = MONUMENT FOUND (AS DESCRIBED)
- ⊙ = MONUMENT SET (AS DESCRIBED)
- = POINT FOR CORNER
- ⊞ = WATER METER
- ⊞ = ELECTRIC PEDESTAL
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = AIR CONDITIONER
- ⊞ = ELECTRIC METER
- ⊞ = GAS METER
- ⊞ = CABLE TV MARKER
- = WOOD FENCE
- = CHAIN LINK FENCE
- X— = WIRE FENCE
- E— = OVERHEAD ELECTRIC
- ⊙ = POWER POLE
- ⊙ = GUY WIRE

LINE TABLE

L1 = N 89°55'31" W 115.45'
L2 = N 82°48'57" E 52.34'
L3 = N 57°50'27" E 71.65'

1/2" IRON ROD
FOUND (CM)

1/2" IRON ROD
FOUND (CM)
(CALLED IN INSTR.
NO. 2017-00014144)

S 02°19'23" E 1947.82'

N 02°17'30" W 1902.91'

CALLED 5.531 ACRES
WARRANTY DEED
WITH VENDOR'S LIEN
LAURA FIFFICK AND
SCOTT MATHIS
INSTRUMENT NO. 2017-00014144
O.R.H.C.T.

EXISTING
GRAVEL
DRIVE

2.0'

POINT OF BEGINNING

1/2" IRON ROD FOUND (CM)
(CALLED IN INSTR. NO. 2017-00014144)

1/2" IRON ROD FOUND (CM)

COUNTY ROAD 4117

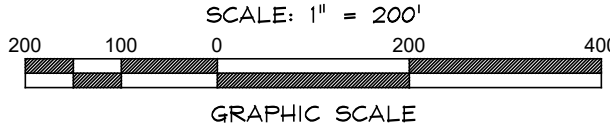
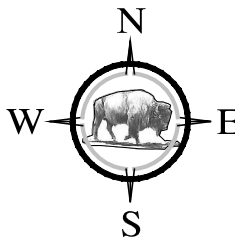
ASPHALT PAVEMENT

**** SEE PAGE 2 OF 2 FOR METES AND BOUNDS DESCRIPTION ****

TO: John Foster, Jr. and Sandra Foster Williams Simpkins

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 22nd day of November, 2021 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: November 29th, 2021
BISON CREEK LAND SERVICES, LLC.
24443 IH 20
Willis Point, Texas 75169
Phone (903) 873-3600



SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Basis of bearing is the Texas North Central Zone, NAD 83.
- 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.

SCALE: 1"=200'

DATE: 11/29/21

DRAWN BY: MTL

APPROVED: JPK

FIELD CREW: MJ / CO

PROJECT NO: 21-04487

SURVEY

BEING A 5.06 ACRE TRACT OF LAND
SITUATED IN THE G. ISAACS SURVEY,
ABSTRACT NO. 388
HENDERSON COUNTY, TEXAS

BISON CREEK
LAND SERVICES, LLC

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