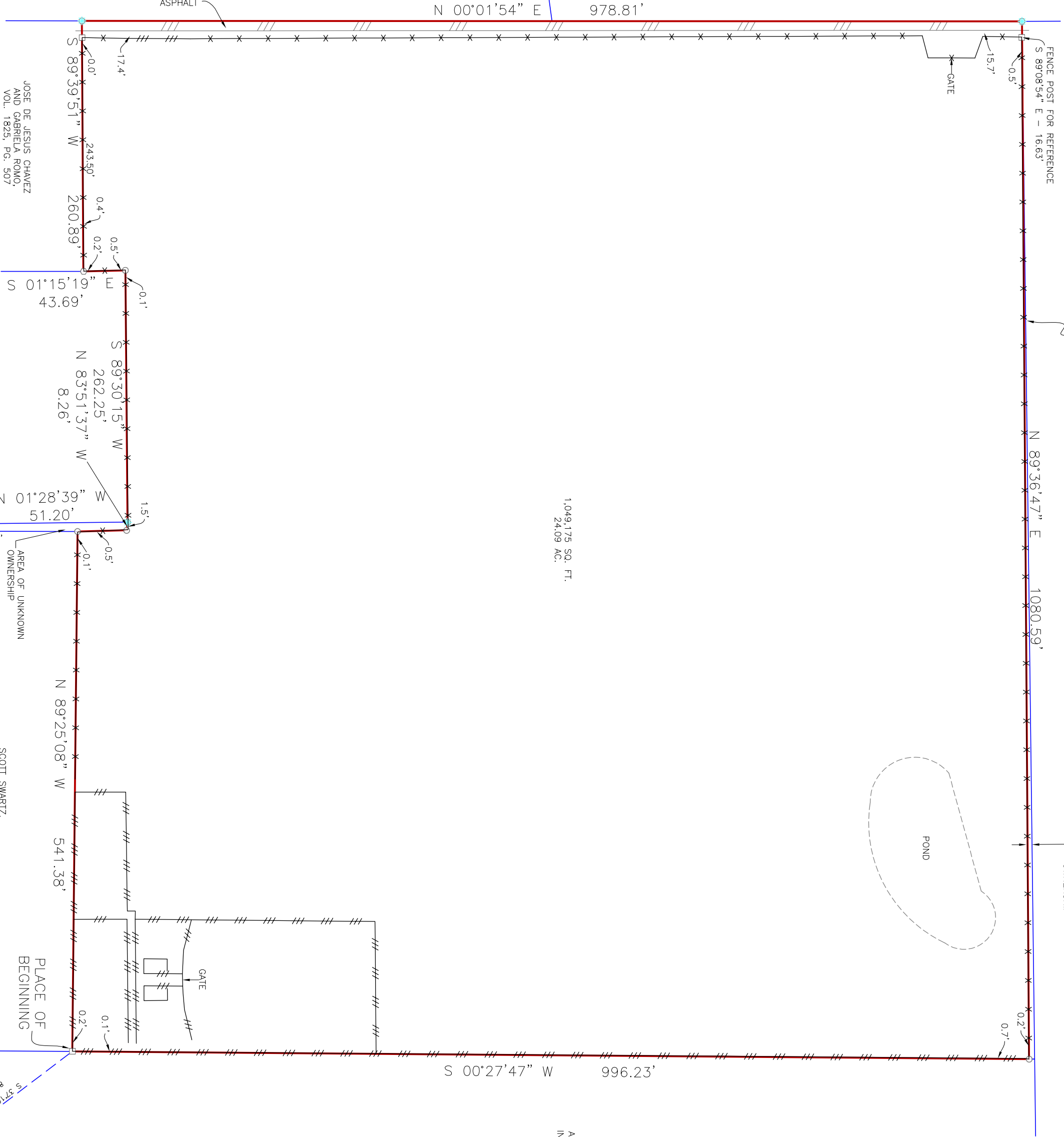


ART BRENDER AND
JACK RANKIN,
INST. #201411517

COUNTY ROAD 3250

N 00°01'54" E 978.81'



DAVID PATTERSON AND SPOUSE,
MELISSA PATTERSON,
INST. #2019000978

JOSE DE JESUS CHAVEZ
AND GABRIELA ROMO,
VOL. 1825, PG. 507

BRANDON DELYNN COBB,
VOL. 2368, PG. 831

(GM) SOUTHEAST CORNER OF
BRANDON DELYNN COBB,
VOL. 2368, PG. 831

SCOTT SWARTZ,
INST. #202308372

(GM) SE CORNER OF
HEIDI MUNTSCH,
A SINGLE WOMAN,
INST. #201411091



BEARINGS ARE BASED ON NAD 83
DATION, TEXAS
STATE PLATING SYSTEM,
NORTH CENTRAL ZONE

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 203, PG. 217, VOL. 418, PG. 288,
VOL. 908, PG. 156, VOL. 704, PG. 395,
VOL. 1012, PG. 451

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
ALLEGIANCE TITLE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

LEGEND table with symbols for various survey features like wood fence, chain line, iron rod, etc.

Being a tract of land situated in the A. Robinson Survey, Abstract No. 706, Wise County, Texas, and being a tract of land described in deed to Elizabeth Shannon Lorio, by deed recorded in Volume 2270, Page 136, of the Deed Records, Wise County, Texas, (D.R.W.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post for corner being in the West line of a tract of land described in deed to Heidi Munsch, a single woman, by deed recorded in Instrument Number 201411091, (D.R.W.C.T.) and being at the Northeast corner of a tract of land described in deed to Scott Swartz, by deed recorded in Instrument Number 202308372, (D.R.W.C.T.) and being at the Southeast corner of that tract herein described:

THENCE North 89 degrees 25 minutes 08 seconds West, a distance of 541.38 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 28 minutes 39 seconds West, a distance of 51.20 feet to a 1/2 inch iron rod found for corner;

THENCE North 83 degrees 51 minutes 37 seconds West, a distance of 8.26 feet to a point for corner, being at the Northeast corner of a tract of land described in deed to Brandon Delynn Cobb, by deed recorded in Volume 2368, Page 831, (D.R.W.C.T.);

THENCE South 89 degrees 30 minutes 15 seconds West, a distance of 262.25 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 27 minutes 47 seconds West, a distance of 996.23 feet to the PLACE OF BEGINNING and containing 1.49,175 square feet or 24.09 acres of land.

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____ in _____ COUNTY ROAD 3250 _____ Texas.

Scale: 1" = 100'
Date: 08/17/23
G. F. No. 23157568-A/IC
Job no.: 202300964
Drawn by: JM
FIRM REGISTRATION NO. 10194366

