

SURVEY PLAT

This is to certify that I have this date made a survey on the ground of property located in the 1569 F. M. 2848, Valley View, Texas 76272

B. Garner Survey Abstract 396

Cooke County, Texas and described as follows:

Being all of a 4.73 acre tract as described from David Clifton, et ux to Randy & Robin Wilson

according to the Deed, recorded in Volume 1390 Page 121 of the Official Public Records of Cooke County, Texas.

Andy Brock, et ux, 1321/833 CCOPR

POB

COUNTY
ROAD 332

N 89°52'17"E 271.82'

fsp

fsp

Fence

Possible Water line

FIRST TRACT

Pond

4.73 Ac.

N 00°00'18"E 760.97'

David Clifton, et ux to Randy and Robin Wilson, 1390/121 CCOPR

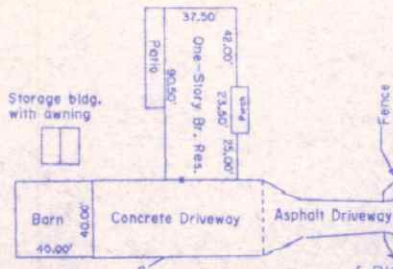
Gerald R. Peach, Jr., 1365/726 CCOPR

B. GARNER SURVEY ABSTRACT 396

G. L. SMITH SURVEY ABSTRACT 914

637/632 CCOPR

F. M. ROAD 2848



S 88°24'58"W 233.63'

Davis Cowling, et ux
998/402 CCOPR

S 11°16'26"W 158.66'

R=1196.10'

L=168.80'

Easement recorded in Vol. 253, pg. 171 CCOPR affected a 60 ac. tr. and cannot be located due to lack of description.
Easement recorded in Vol. 592, pg. 513 CCOPR does not affect this tract.
Easement recorded in Vol. 1365, pg. 741 CCOPR does not affect this tract.
Easement recorded in Vol. 502, pg. 512 CCOPR affected a 100 ac. tr. and cannot be located.
Bearings are referred to the Texas Coord. System, NAD 27, North Central Zone.

The plat hereon is a true representation of the property as determined by survey, the lines and dimensions being as indicated by the survey, the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries, set back from property lines the distance indicated. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS EXCEPT None

This plat and description/descriptions was prepared for the exclusive use of the parties for which this survey was provided, on the date shown, and does not extend to other parties without an expressed re-stating by the surveyor. Copyright has been reserved.

FLOOD STATEMENT:

This lot/tract lies in Zone C (area not designated as a special flood hazard area) per FIRM Panel 480765 0011B, dated 9/01/87.

Scale 1" = 100'

Date 10/31/2006

File 4127/4127-23

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