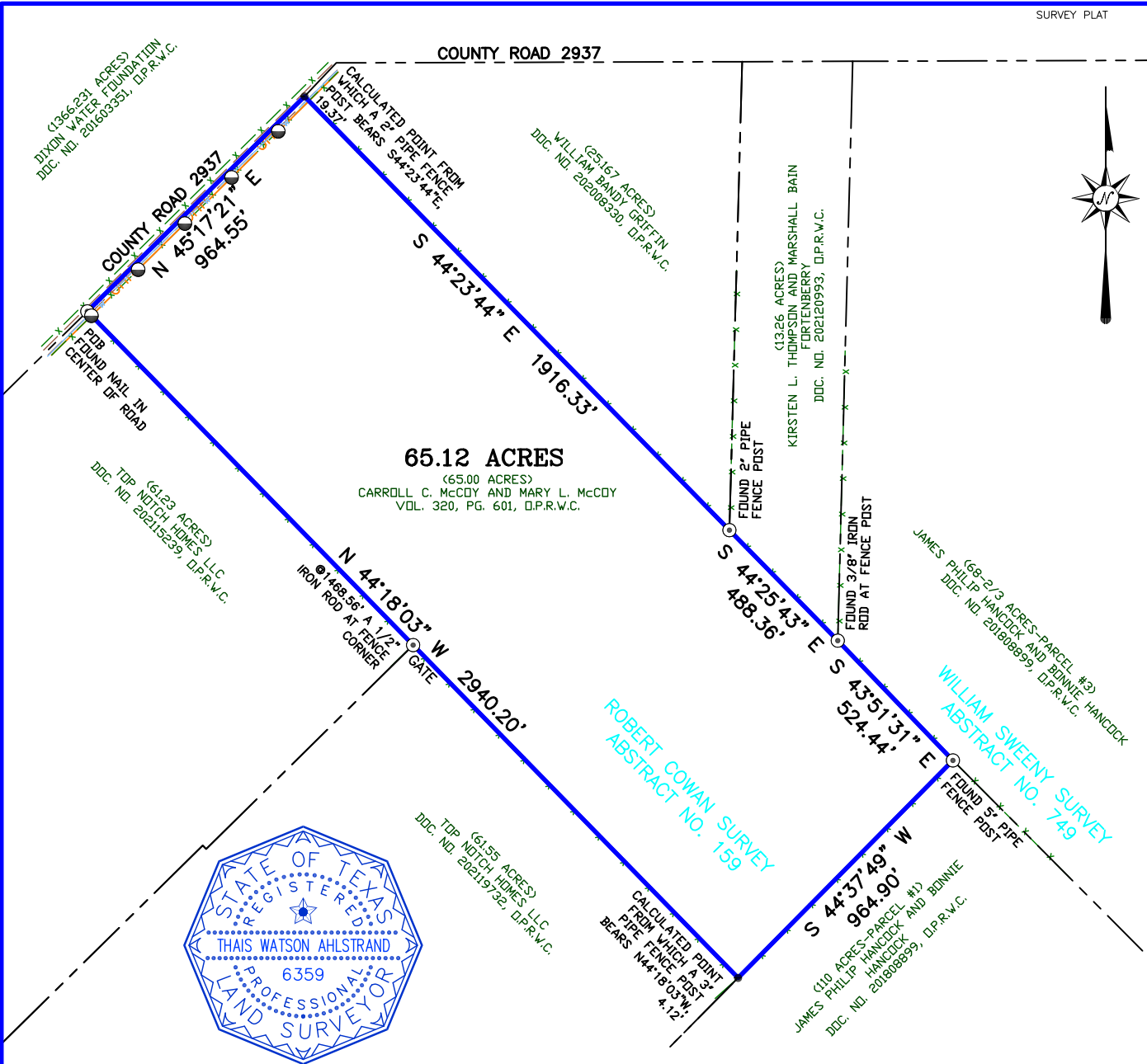




NOTE:

1. BEARINGS, DISTANCES & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN. LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS NORTH CENTRAL ZONE", UTILIZING NGS OPUS SOLUTION.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

POINT
MONUMENT SET
MONUMENT FOUND
BENCH MARK AS MARKED
A/C UNIT
MAILBOX
FLAG POLE
W.C.O.P.R. - WISE COUNTY OFFICIAL PUBLIC RECORDS
W.C.ROW.R. - WISE COUNTY RIGHT-OF-WAY RECORDS
W.C.D.R. - WISE COUNTY DEED RECORDS
W.C.P.R. - WISE COUNTY PLAT RECORDS
W.C.R.P.R. - WISE COUNTY REAL PROPERTY RECORDS

MANHOLE
WATER METER
GAS METER/VALVE
ELECTRIC METER
UTILITY PEDESTAL
TELEPHONE PEDESTAL
POWER POLE
WATER TANK
WINDMILL
WATER WELL
SIGN
STREET LIGHT/LIGHT POST
WATER VALVE
SEWER VALVE
CLEAN OUT
DRAINAGE STRUCTURE
FIRE HYDRANT
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING SETBACK LINE
R.C. RESTRICTIVE COVENANTS (TYP.) TYPICAL
(BRG.-DIST.) RECORD CALL

REFERENCE: 893 CR 2937, DECATUR, TX 76234
BOUNDARY SURVEY
LEGAL DESCRIPTION: BEING A 65.12 ACRE TRACT OF LAND OUT OF THE ROBERT COWAN SURVEY, ABSTRACT NO. 159, WISE COUNTY, TEXAS.
JOB NO. 22-50110
DRAWN BY: TA
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