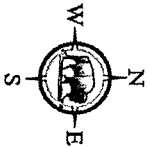
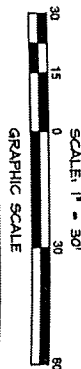


COUNTY ROAD 2610
(40.00' R.O.W. PER PLAT)
ASPHALT PAVEMENT



LEGEND	
▲ (CH)	CONTROLLING MONUMENT
● (CH)	CONCRETE FOUND
○ (CH)	IRON PIPES (AS DESCRIBED)
• (CH)	IRONMENT SET
• (CH)	(AS DESCRIBED)
■	WATER METER
■	ELECTRIC PEDESTAL
■	TELEPHONE PEDESTAL
■	AIR CONDITIONER
■	ELECTRIC METER
—	WOOD FENCE

SURVEY NOTES:

- 1) Bearings, easements, and building lines shown herein are based on the recorded plat. Additional setback lines shall be established in accordance with the requirements of the City of Mineola Zoning Ordinances.
- 2) Basis of bearing is the Final Plat of Woodland East Subdivision, in addition to Wood County, Texas and the Directional Control Line (East 166.40'), is the North line of Lot 25 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 survey, 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, provided into him prior to the date in which the survey was completed.

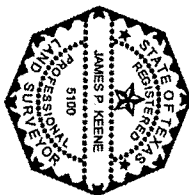
LEGAL DESCRIPTION

Being all of Lot 25, Woodland East Subdivision, in addition to the city of Mineola, Wood County, Texas, according to the plat thereof recorded in Volume 8, Page 220, Plat Records, Wood County, Texas.

To: Joseph Knecht

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey shown herein, represents the results of an actual on the ground survey made on the 11th day of December, 2022, 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
Dates: December 9th, 2022
BISON CREEK LAND SERVICES, LLC.
29740 State Highway 64
Canton, Texas 75103
Phone (903) 873-3600



SURVEY

#557 COUNTY ROAD 2610
LOT 25
WOODLAND EAST SUBDIVISION
WOOD COUNTY, TEXAS

BISON CREEK
LAND SERVICES, LLC

WWW.BISONCREEK.COM

COPYRIGHT 2022

FIRM LICENSE NO. 10193880

PHONE: (903) 873-3600



SCALE: 1"=30'
DATE: 12/09/22
DRAWN BY: MBL
APPROVED: JPK
FIELD CREW: SA/AM
PROJECT NO: 22-04024

OF 1