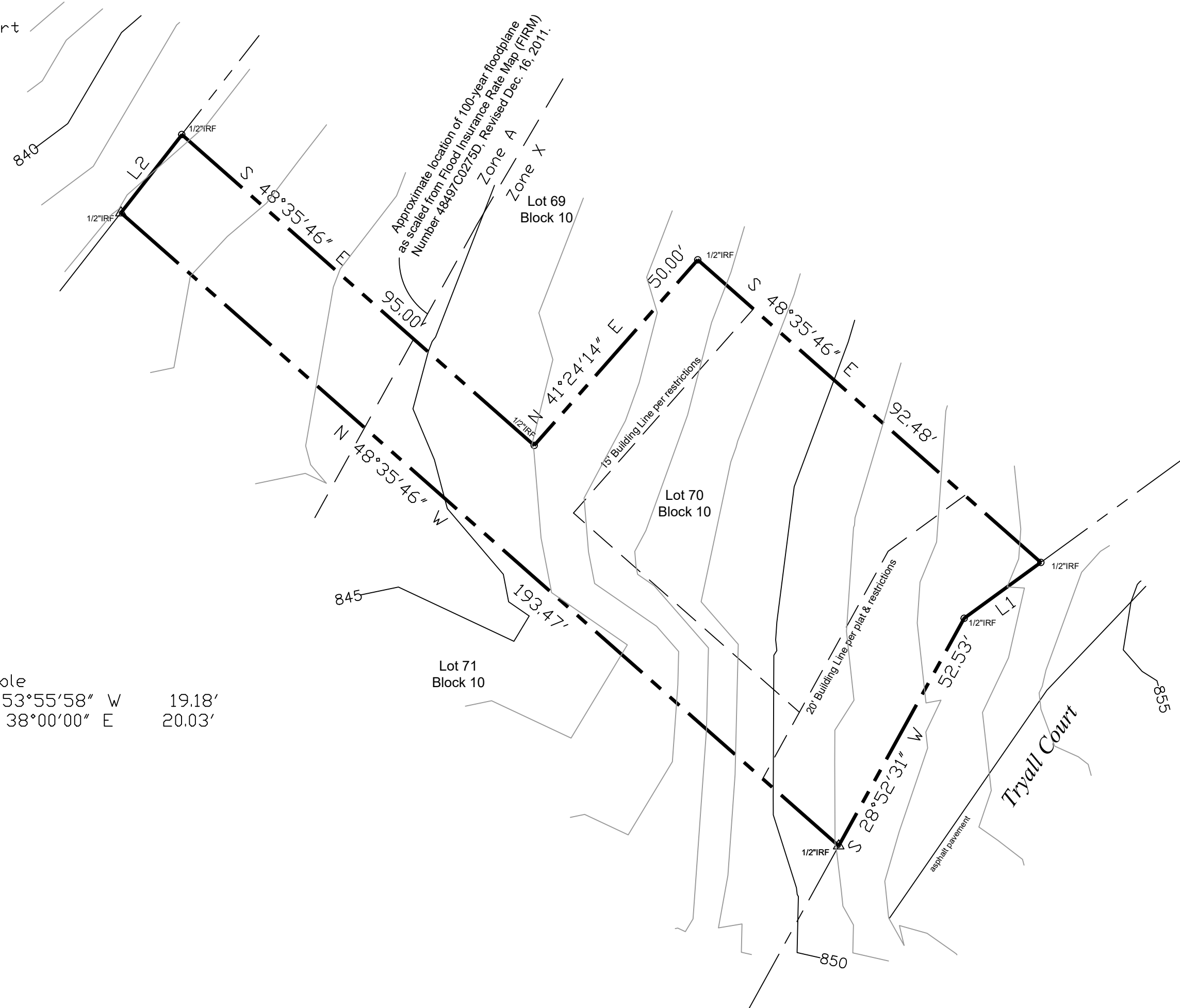


Bridgeport Lake



Line Table
 L1 = S 53°55'58" W 19.18'
 L2 = N 38°00'00" E 20.03'

Notes: The easements recorded in Vol. 206, Pg. 296; Vol. 206, Pg. 483; Vol. 209, Pg. 291; Vol. 221, Pg. 208; Vol. 226, Pg. 223, DRWCT, affected by partial release in Vol. 12, Pg. 363, Release RWCT; Vol. 71, Pg. 524, Lease RWCT; affected by Vol. 97, Pg. 373; granted in Vol. 72, Pg. 80, Lease RWCT, amended by Vol. 310, Pg. 455, DRWCT; Vol. 275, Pg. 307; Vol. 128, Pg. 365, DRWCT; are blanket easements and/or grant ingress & egress rights and may affect this property.
 Any portion of this property below elevation 851 mean sea level is subject to easement in Vol. 187, Pg. 480, DRWCT; amended by: Vol. 271, Pg. 593; Vol. 285, Pg. 169; Vol. 286, Pg. 580, DRWCT.
 This property is subject to restrictions in Vol. 274, Pg. 581; Vol. 280, Pg. 18; Vol. 282, Pg. 85; Vol. 285, Pg. 331; Vol. 299, Pg. 453, DRWCT. The bearings are based on the southwest line of Lot 70 and the northeast line of Lot 71, Block 10, Unit One of Runaway Bay, being North 48°35'46" West and is shown as reference bearing hereon.

Scale: 1" = 20'

TOPOGRAPHIC SURVEY
 Lot 70, Block 10, of Unit Number One, Runaway Bay, an addition to the City of Runaway Bay, Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 111, Plat Records, Wise County, Texas.

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the result of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages in area of boundary, except as shown hereon. The only easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100 year floodplain or flood hazardzone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of the property.

Note: This survey was performed in connection with the transaction described in: Survey performed for Oscar Miramontes without the benefit of a title commitment.

Arrow Surveying
 FIRM REGISTRATION NO. 10010800
 P.O. Box 902, Decatur, Texas 76234
 Ph. (940) 626-8034 e-mail: arrowsurvey@aol.com

- Iron Rod Set —x—x— Wood or Wire Fence ○ GM Gas Meter
 - Iron Rod Found —u—u— Overhead Utilities △ EM Electric Meter
 - △ Control Monument □ AC Air Conditioner ⚡ PP Power Pole
- All iron rods are 1/2" rebar unless otherwise noted.



Troy Roop
 Troy Allen Roop
 Registered Professional
 Land Surveyor No. 5141

Date: 8-25-23
 Drawn by: TR
 Job No. 2308004-JNS