

SCALE: 1 INCH = 50 FEET
ROBERT WISEMAN SURVEY
A - 122

NOTES:

1) BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 4023, 60 FOOT WIDE RIGHT OF WAY, ACCORDING TO WOODCREEK SUBDIVISION AS RECORDED IN VOLUME 8 AT PAGE 166 OF THE M.R.L.C.Tx.

2) THERE IS AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT FROM ALL UTILITY EASEMENT SHOWN HEREON.

3) BUILDING LINES SHOWN HEREON ARE ACCORDING TO RESTRICTIONS RECORDED IN VOL. 848 AT PG. 858 OF THE D.R.L.C.Tx.

4) THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480438 0600 D, DATED JANUARY 19, 2018.

COUNTY ROAD 4023A
 (70' R-O-W)

LOT 9

LOT 8

COUNTY ROAD 4023
 (A.K.A. WOOD CREEK DRIVE)
 (60' R-O-W)

(CALLED 100.02')
 S 73°54'17" E 99.83'

(CALLED N 14°58'40" E 240.86')
 N 15°02'16" E 240.72'

0.5500 OF
 AN ACRE

FND 3/8" IR
 BENT

N 75°01'20" W 100.06'
 S 67°19'22" W 143'

FND CAPPED IR
 CHAMBERS SURVEYING

WOODCREEK SUBDIVISION
 Vol. 8 Pg. 166
 M.R.L.C.Tx.
 BLOCK 2

LOT 6

LOT 5

LOT 4

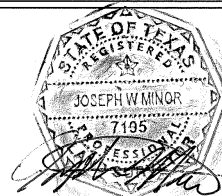
1.010 Acres
 Jessie D. Mitchell, et ux
 to
 James D. Coleman, et ux
 April 3, 2017
 Clerk's File No. 2017005733
 O.P.R.L.C.Tx.

LEGEND

- ⊕ = POWER POLE
- MP ⊕ = METER POLE
- = WATER METER
- OP— = OVERHEAD POWER
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- CONC = CONCRETE
- ▨ = COVERED CONCRETE

I, JOSEPH W. MINOR, REGISTERED PROFESSIONAL LAND SURVEYOR No. 7195, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision June 1, 2026, and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVUE, TEXAS, this the 3rd. day of June, A. D., 2026.



CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MONT BELVUE, TEXAS 77580
 PHONE: 281-576-6788 CELL: 832-784-7025 FIRM REG. NO. 100127-00

DRWN BY:	LOT	SECTION
JWM	7	N/A
CHKD BY:	BLOCK	COUNTY
CKC	2	LIBERTY
DATE:	JOB No.:	5462MAPB
6/3/26	OF No.:	

SUBDIVISION: WOODCREEK SUBDIVISION
SURVEY: ROBERT WISEMAN SURVEY A - 122
ADDRESS: 630 COUNTY ROAD 4023 DAYTON, TX 77535
SURVEY FOR: GUERRA REALTY GROUP PLLC