

H. CLAYBROOK SURVEY
A-681
WOOD COUNTY, TEXAS

J. HUNT SURVEY
A-297
WOOD COUNTY, TEXAS

SEE
INSET

LEGEND		
LINE	BEARING	DISTANCE
L1	S 01°35'01"W	65.16'
L2	N 35°55'50"E	58.09'
L3	N 79°06'50"W	77.70'
L4	N 24°11'36"E	30.59'
L5	N 70°30'20"W	60.73'
L6	N 10°30'59"E	88.80'
L7	N 11°33'18"E	63.41'
L8	N 09°09'28"E	49.91'
L9	N 19°31'32"E	31.44'
L10	N 05°14'04"E	91.96'

DEED CALLS		
LINE	BEARING	DISTANCE
L1	S 01°23'59"W	64.97'
L2	N 36°06'52"E	58.07'
L3	N 79°04'43"W	77.52'
L4	N 26°28'31"E	31.42'
L5	N 71°06'07"W	61.67'
L6	N 10°51'35"E	88.66'
L7	N 10°51'35"E	63.51'
L8	N 08°55'00"E	49.90'
L9	N 15°47'38"E	31.30'
L10	N 05°14'31"E	92.02'

PLAT SHOWING SURVEY OF
JEFFERY FRANKLIN TRACTS

385 PR 5975
YANTIS, TX 75497

NOTE:
BEARINGS AS SHOWN HEREON ARE "TRUE BEARINGS" AS
DETERMINED BY SOLAR OBSERVATION.

SEE "FIELD NOTES 13.338 ACRES" W16554 OF EVEN DATE
HEREWITH FOR A WRITTEN DESCRIPTION OF THE ABOVE
TRACT.

ALL 1/2" IRON RODS SET BY RUPAR & ASSOCIATES, PLLC.
HAVE ORANGE CAPS STAMPED "RUPAR RPLS 5781".



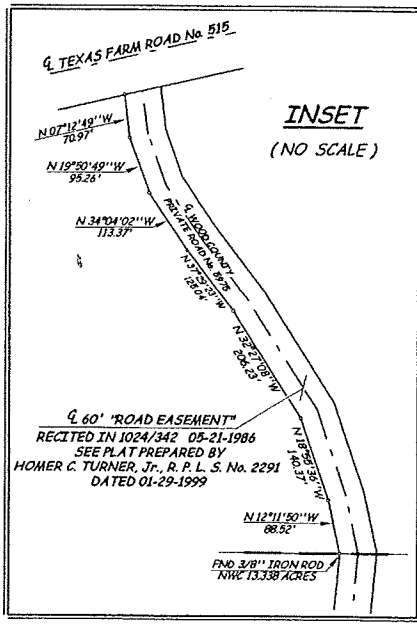
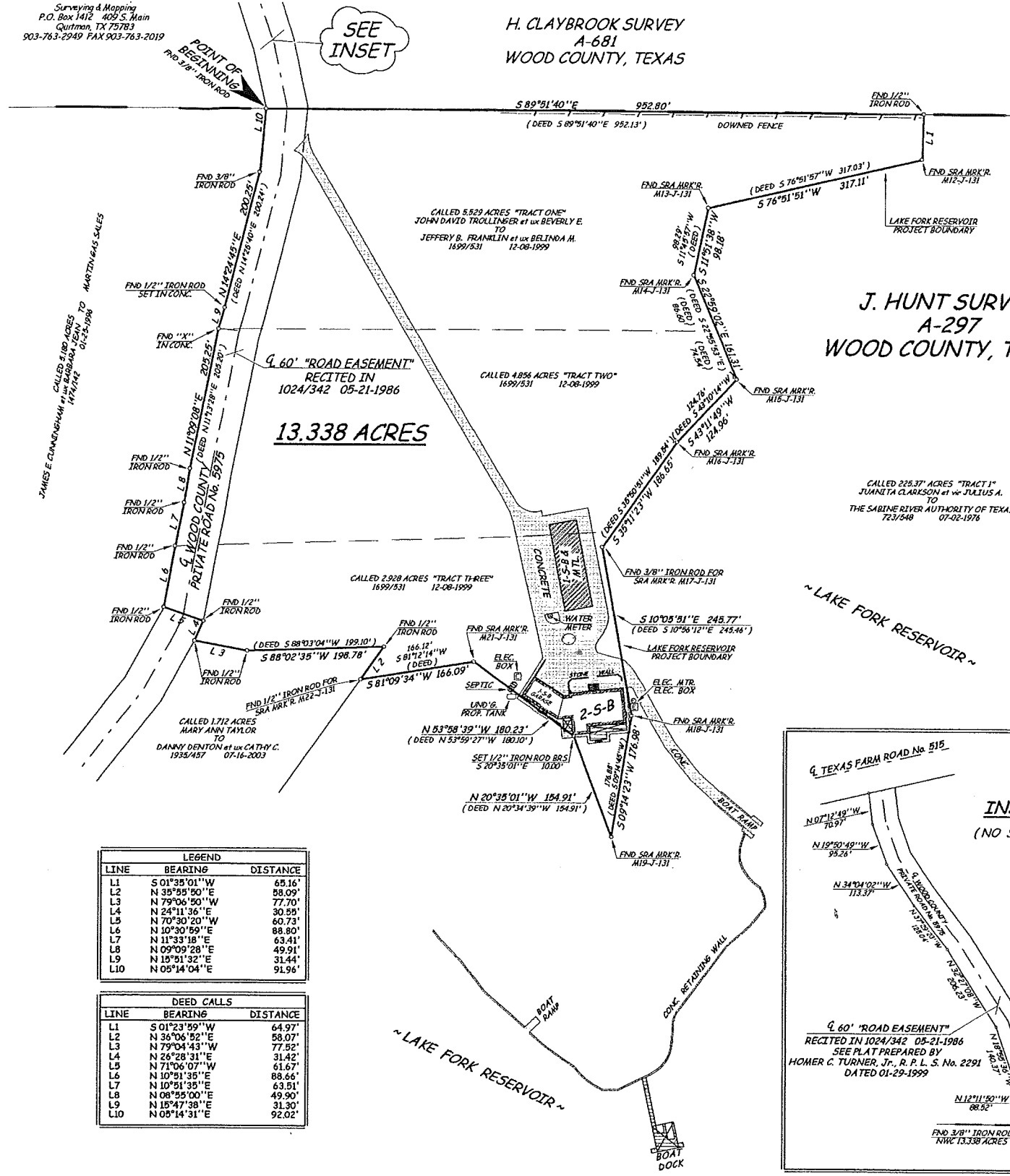
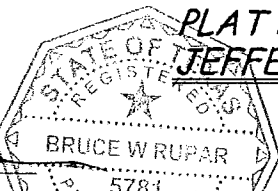
RUPAR & ASSOCIATES, PLLC
Surveying & Mapping
409 S. Main, Quitman, TX 75783
DATE: 02-12-2019 SCALE: AS NOTED W16554

We, RUPAR & ASSOCIATES, PLLC, do hereby certify that
this plat was prepared from an actual survey made on
the ground under our supervision during the month of
February, 2019.

There are no discrepancies, apparent conflicts, shortages
in area, visible boundary line conflicts, encroachments, or
overlapping of improvements, no visible easements or
rights-of-way, except as shown hereon.

The improvements on this tract do not appear to lie within
the limits of a "Special Flood Hazard Area" as defined by
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No.
481055 0075 C, effective date September 03, 2010.

Bruce W. Rupar RPLS 5781



BEING all of that certain lot, tract, or parcel of land situated in the J. Hunt Survey, Abstract No. 297, Wood County, Texas, and being all of a called 5.529 acre tract of land, all of a called 4.856 acre tract of land, and all of a called 2.928 acre tract of land described as "Tract One", "Tract Two", and "Tract Three", respectively, in a Deed from John David Trollinger and wife, Beverly E. Trollinger, to Jeffery B. Franklin and wife, Belinda M. Franklin, dated December 08, 1999, as shown of record in Volume 1699, Page 531, Real Property Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northwest corner of said 5.529 acre tract and the Northeast corner of a called 5.180 acre tract of land described in a Deed from James E. Cunningham and wife, Barbara Jean Cunningham, to Martin Gas Sales, dated January 25, 1996, as shown of record in Volume 1474, Page 142, Real Property Records, Wood County, Texas, same being in the North line of said Hunt Survey and in the South line of the H. Claybrook Survey, Abstract No. 681, Wood County, Texas;

THENCE S 89° 51' 40" E, along the North line of said 5.529 acre tract and along the North line of said Hunt Survey, a distance of 952.80 feet to a 1/2 inch iron rod found at the Northeast corner of said 5.529 acre tract and being in the Sabine River Authority of Texas Lake Fork Reservoir Project Boundary;

THENCE Southerly along the East lines of said 5.529 acre tract, said 4.856 acre tract, and said 2.928 acre tract and along said Project Boundary as follows:

S 01° 35' 01" W, a distance of 65.16 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M12-J-131 found;

S 76° 51' 51" W, a distance of 317.11 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M13-J-131 found;

S 11° 51' 38" W, a distance of 98.18 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M14-J-131 found;

S 22° 59' 02" E, at approximately 86.6 feet passing through the Southeast corner of said 5.529 acre tract and the Northeast corner of said 4.856 acre tract, continuing along same bearing, in all, a total distance of 161.31 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M15-J-131 found;

S 43° 11' 49" W, a distance of 124.96 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M16-J-131 found;

S 35° 11' 23" W, at approximately 159.5 feet passing through the Southeast corner of said 4.856 acre tract and the Northeast corner of said 2.928 acre tract, continuing along same bearing, in all, a total distance of 186.65 feet to a 3/8 inch iron rod found for Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M17-J-131 found;

S 10° 05' 51" E, a distance of 245.77 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M18-J-131 found;

S 09° 14' 23" W, a distance of 176.98 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M19-J-131 found at the South corner of said 2.928 acre tract;

THENCE Westerly, along the South line of said 2.928 acre tract and along said Project Boundary as follows:

N 20° 35' 01" W, a distance of 154.91 feet to a point for a corner within a concrete slab, a 1/2 inch iron rod set for a reference marker bears S 20° 35' 01" E, a distance of 10.00 feet;

N 53° 58' 39" W, a distance of 180.23 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M21-J-131 found;

S 81° 09' 34" W, a distance of 166.09 feet to a 1/2 inch iron rod found for Sabine River Authority of Texas Lake Fork Reservoir Project Boundary Marker No. M22-J-131 found;

N 35° 55' 50" E, a distance of 58.09 feet to a 1/2 inch iron rod found at a re-entrant corner of said 2.928 acre tract and the Northeast corner of a called 1.712 acre tract of land described in a Deed from Mary Ann Taylor to Danny Denton and wife, Cathy C. Denton, dated July 16, 2003, as shown of record in Volume 1935, Page 457, Real Property Records, Wood County, Texas;

S 88° 02' 35" W, a distance of 198.78 feet to a 1/2 inch iron rod found for a corner;

N 79° 06' 50" W, a distance of 77.70 feet to a 1/2 inch iron rod found at the Southerly Southwest corner

THENCE Northeasterly, along the northerly West line of said 2.928 acre tract, said 4.856 acre tract, and said 5.529 acre tract, and along the West line of said Private Road as follows:

N 10° 30' 59" E, a distance of 88.80 feet to a 1/2 inch iron rod at the Northwest corner of said 2.928 acre tract and the Southwest corner of said 4.856 acre tract;

N 11° 33' 18" E, a distance of 63.41 feet to a 1/2 inch iron rod found for a corner;

N 09° 09' 28" E, a distance of 49.91 feet to a 1/2 inch iron rod found for a corner;

N 11° 09' 08" E, a distance of 205.25 feet to an "X" in concrete found for a corner;

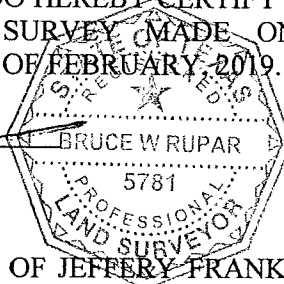
N 15° 51' 32" E, a distance of 31.44 feet to a 1/2 inch iron rod found for a corner;

N 14° 24' 45" E, a distance of 200.25 feet to a 1/2 inch iron rod found for a corner;

N 05° 14' 04" E, a distance of 91.96 feet to the POINT OF BEGINNING and containing 13.338 acres of land.

WE, RUPAR & ASSOCIATES, PLLC, DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER OUR SUPERVISION DURING THE MONTH OF FEBRUARY, 2019.


BRUCE W. RUPAR RPLS 5781
February 12, 2019



Note: See "PLAT SHOWING SURVEY OF JEFFERY FRANKLIN TRACTS" W16554 of even date herewith.

Bearings as shown hereon are "True Bearings" as determined by Solar Observation.

All 1/2" iron rods set by Rupar & Associates, PLLC have orange caps stamped "RUPAR RPLS 5781".

W16554/RAF2