

1072

TRACT 1

LINE	BEARING	DISTANCE
L1	N 84°52'12" W	344.86'
L2	S 74°49'13" W	173.28'
L3	N 74°28'27" W	377.72'
L4	N 21°19'20" E	65.79'

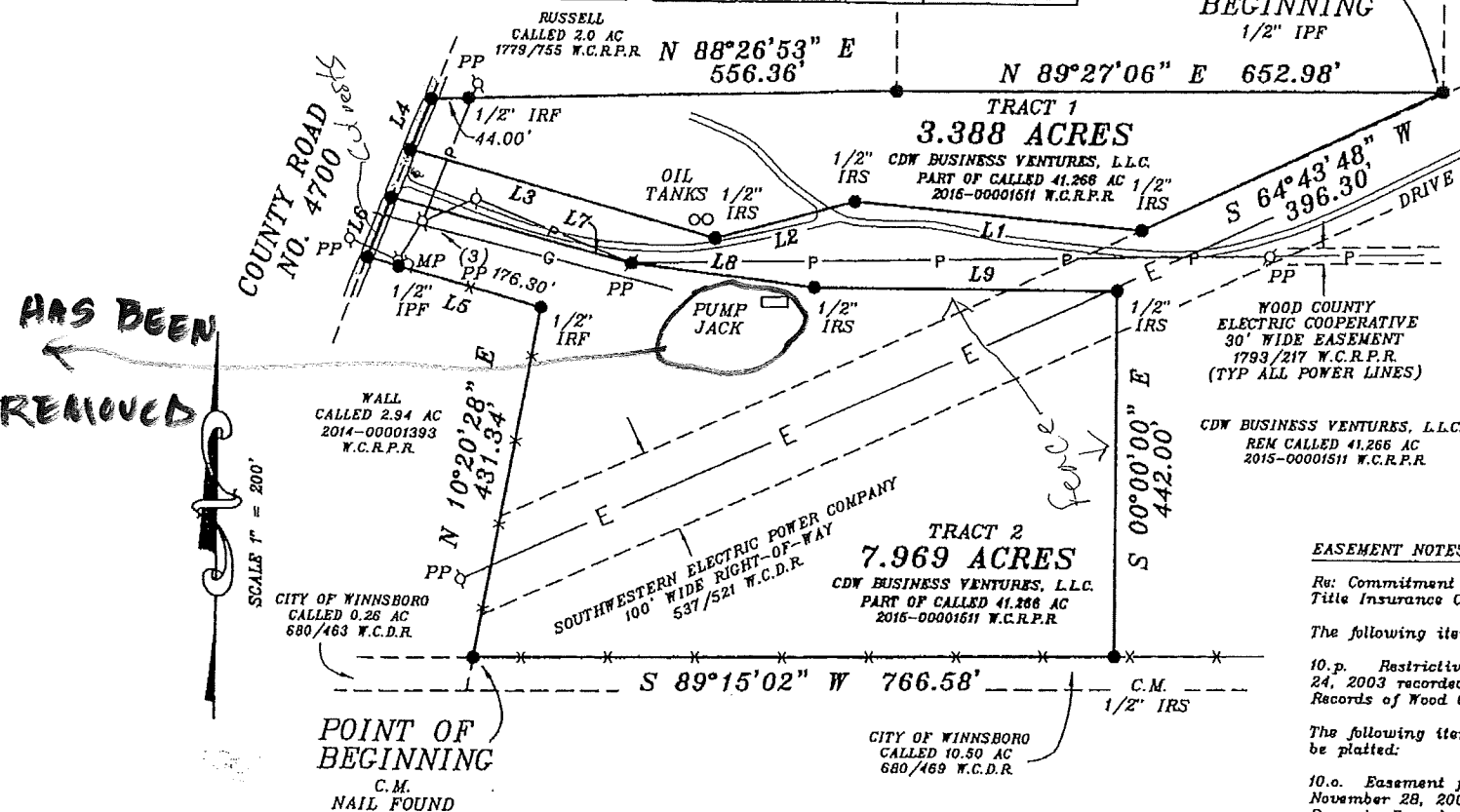
TRACT 2

LINE	BEARING	DISTANCE
L5	N 74°25'35" W	215.31'
L6	N 21°19'20" E	77.73'
L7	S 75°10'16" E	296.76'
L8	S 83°03'59" E	220.11'
L9	N 90°00'00" E	362.85'

PLAT SHOWING PART OF THE BENJAMIN LEE SURVEY, ABSTRACT NO. 361, WOOD COUNTY, TEXAS

JACKSON  
CALLED 16 AC  
1098/629 W.C.R.P.R.

POINT OF BEGINNING  
1/2" IPF



LEGEND

— x — x — FENCE LINE  
— P — POWER LINE  
— G — GAS PIPELINE

LEGEND

IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRS IRON ROD SET  
PP POWER POLE  
MP METER POLE

EASEMENT NOTES:

Re: Commitment for Title Insurance issued by First American Title Insurance Company CF No. 145-15, Schedule B.

The following item Does Not Affect the subject tracts:

10.p. Restrictive Buffer Zone to City of Winnsboro dated June 24, 2003 recorded in Volume 1933, Page 125, Real Property Records of Wood County, Texas.

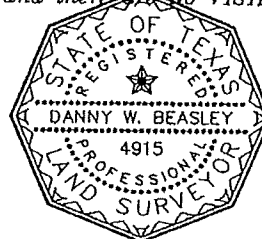
The following item Does Affect the subject tracts, but could not be platted:

10.o. Easement for Right of Way to Sharon Water Supply dated November 28, 2000 recorded in Volume 1896, Page 38, Real Property Records of Wood County, Texas

NOTE: Basis of Bearing is the middle south line of a called 41.266 acre tract (2015-00001511 W.C.R.P.R.).

I, Danny W. Beasley, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon is a true, correct, and accurate representation of the property as determined by an on the ground survey on June 25, 2015 and there are NO VISIBLE INTRUSIONS, CONFLICTS, OR PROTRUSIONS except as shown on the plat.

BEASLEY LAND SURVEYING  
P.O. BOX 451  
EMORY, TEXAS 75440  
903-473-8020



*Danny W. Beasley*  
Danny W. Beasley, R.P.L.S. No. 4915

DATE: 9-4-2015

JOB NO. 15-0134A  
SHEET 1 OF 3

2072

FIELD NOTES  
TRACT 2

BEING a 7.969 acre tract and being all that certain lot, tract or parcel of land situated in the Benjamin Lee Survey, Abstract No. 361, Wood County, Texas, and being part of a called 41.266 acre tract described in a deed from Lisa Sanders FKA Lisa L. Walters and Leon Jacques Sanders to CDW Business Ventures, L.L.C. as recorded in 2015-00001511, Wood County Real Property Records, and being more particularly described as follows:

BEGINNING at a nail found at the middle southwest corner of said 41.266 acre tract, said point being the northwest corner of a called 10.50 acre tract (City of Winsboro, 680/469 W.C.D.R.), the northeast corner of a called 0.26 acre tract (City of Winsboro, 680/463 W.C.D.R.), and the southeast corner of a called 2.94 acre tract (Wall, 2014-00001393 W.C.R.P.R.;

THENCE N 10°20'28" E along the middle west line of said 41.266 acre tract and the east line of said 2.94 acre tract a distance of 431.34 feet to a 1/2 inch iron rod found at an inside corner of said 41.266 acre tract and the northeast corner of said 2.94 acre tract, for a corner;

THENCE N 74°25'35" W along the northernmost south line of said 41.266 acre tract and the north line of said 2.94 acre tract, passing a 1/2 inch iron pipe found for a reference at a distance 176.30 feet, then continuing a total distance of 215.31 feet to a point on the centerline of County Road No. 4700, at the most northerly southwest corner of said 41.266 acre tract and the northwest corner of said 2.94 acre tract, for a corner;

THENCE N 21°19'20" E along the centerline of said County Road and the westernmost west line of said 41.266 acre tract a distance of 77.73 feet to a point, for a corner;

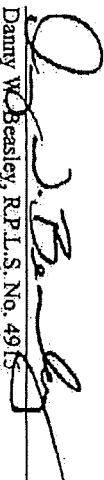
THENCE within said 41.266 acre tract, the following courses and distances:

S 75°10'16" E a distance of 296.76 feet to a power pole found, for a corner;  
S 83°03'59" E a distance of 220.11 feet to a 1/2 inch iron rod set, for a corner;  
N 90°00'00" E a distance of 362.85 feet to a 1/2 inch iron rod set, for a corner;  
S 00°00'00" E a distance of 442.00 feet to a 1/2 inch iron rod set on the middle south line of said 41.266 acre tract and the north line of said 10.50 acre tract, for a corner;

THENCE S 89°15'02" W (Directional Control Line) along the middle south line of said 41.266 acre tract and the north line of said 10.50 acre tract a distance of 766.58 feet to the POINT OF BEGINNING and containing 7.969 acres of land.

NOTE: Basis of Bearing is the middle south line of said 41.266 acre tract (2015-00001511 W.C.R.P.R.).

I, Danny W. Beasley, Registered Professional Land Surveyor, State of Texas, do certify that the field notes hereon are a true, correct and accurate representation of the property as determined by an on the ground survey conducted on June 25, 2015, under my supervision.

  
Danny W. Beasley, R.P.L.S. No. 4915

DATE: 9-4-2015  
JOB NO: 15-0134 Revised 9-2-2015  
SHEET 3 OF 3

BEASLEY LAND SURVEYING  
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