

Blair Surveying & Mapping
219 C.R. 4360
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Job No. 23-0814

Field Notes for 0.334 Acres

W. Summerlin Survey, A-558
Edgewood Addition
City of Winnsboro
Wood County, Texas

All that certain tract or parcel of land situated in the City of Winnsboro, County of Wood, State of Texas, being in the W. Summerlin Survey, Abstract No. 558, being all of that certain Lot 10, Block 1, according to the Map and Plat recorded in Volume 03, Page 21, Plat Records of said County and being conveyed by Deed from Darren M. Swanner and Lanee L. Swanner, to Lynn Swanner and Linda Swanner, filed September 03, 2010, recorded in Instrument No. 2010-00011765, Real Property Records of said County, and bounded as follows:

Beginning at a 1/2 inch iron rod (TSR) set on the NWC of said Lot 10, same being on the NEC of Lot 11 – 0.313 acres described in a Deed from James Donovan Green, Administrator, of the Estate of Jeanie Ranell Green, to James Donovan Green, filed June 13, 2023, recorded in Document No. 2023-00005504, Real Property Records of said County and being on the South right-of-way line of Martha Drive;

Thence North 88° 39' 30" East, along the NBL of said Lot 10 and the South right-of-way line of said Martha Drive, for a distance of 110.00 feet to a 1/2 inch iron rod (TSR) set on the NEC of said Lot 10 and being on the NWC of Lot 9, described in a Deed from Dorothy Carroll, to Parton Properties, Inc., filed October 07, 2019, recorded in Document No. 2019-00010331, Real Property Records of said County;

Thence South 3° 22' 35" West, along the EBL of said Lot 10, and the WBL of said Lot 9 and at 76.58 feet passing a chain link fence corner and the corner of a wood privacy fence and continuing a total distance of 136.54 feet to a 4 inch x 4 inch concrete monument found on the SEC of said Lot 10 and being on the SWC of said Lot 9 and also being on the NBL of a 28.10 acre tract described in a Deed from Tom S. Steed, Jr. and Joe Weldon Steed, Independent Executor of the Estate of Pearl Steed, to Henry Frank Cannaday, et ux, Carolyn, filed May 24, 1972, recorded in Volume 653, Page 140, Deed Records of said County;

Thence North 86° 27' 10" West, generally along a chain link fence and the SBL of said Lot 10 and the NBL of said 28.10 acre tract, for a distance of 110.81 feet to a 2 1/2 inch diameter chain link fence corner post found on the SWC of said Lot 10 and being on the SEC of said Lot 11;

Thence North 3° 54' 37" East, generally along a privacy fence for a distance of 53.44 feet to the end of said fence and continuing along the WBL of said Lot 10 and the EBL of said Lot 11, for a total distance of 127.16 feet to the **Place of Beginning** containing **0.334 acres**.

TSR = Typical Steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139"

Note: Bearings based on Geodetic North as measured using GPS, on August 14, 2023, operating with the parameter of WGS-84.

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Field Notes hereon represents and accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 17th day of August, 2023

Alan R Blair

Alan R Blair, Registered Professional Land Surveyor No. 6139.



W. SUMMERLIN SURVEY
ABSTRACT NO. 558
EDGEWOOD ADDITION
CITY OF WINNSBORO
WOOD COUNTY, TEXAS

LEGEND

- ⊠ Fnd. 4x4" Concrete Monument
- ⊙ Fnd. 2 1/2" Diam. Chainlink Fence Corner Post
- ⊙ Set 1/2" Iron Rod (TSR)
- Power Pole
- P— Power Line
- T— Telephone Line
- ⊠ Water Meter
- Wood Privacy Fence
- Chain Link Fence

Easements:
The only visible easements affecting this tract are:

1. Power Line
2. Phone Line
3. Water Line

Surveyor's Notes:

1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on Geodetic North as measured using GPS, on August 14, 2023, operating within the parameter of WGS-84.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.

Certification:

I, Alan R. Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Plat hereon represents an accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 17th day of August, 2023.

Alan R. Blair

Alan R. Blair, Registered Professional Land Surveyor No. 6139.

Traverse PC

Back of Curb

Back of Curb

Martha Drive

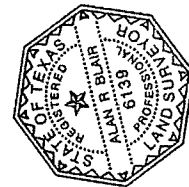
Lot 10 Block 1
0.334 Acres

Lot 11 - 0.313 Acres
James Donovan Green, Administrator
of the Estate of Jeanie Rannell Green,
to
James Donovan Green,
Doc. No. 2023-00005504, R.P.R.
Filed: June 13, 2023

Lot 9
Dorothy Carroll,
to
Parton Properties, Inc.
Doc. No. 2019-00010331, R.P.R.
Filed: October 07, 2019

Brick House
2359 SqFt

Wood Shed



28.10 Acres
Tom S. Steed, Jr. and Joe Weldon Steed,
Independent Executor of the Estate of Pearl Steed,
to
Henry Frank Cannaday, et ux, Carolyn,
Vol. 653, Pg. 140, D.R.
Filed: May 24, 1972

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