

Blair Surveying & Mapping
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Job No. 24-0919

Field Notes for 0.807 Acres
Mary Arocha Survey, A-07
Wood County, Texas

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the Mary Arocha Survey, Abstract No. 07, being a part of that certain 2.05 acre tract described in a Deed from Gerald Don Lindley and Peggy Jean Lindley, to Steven Daryle Lindley, filed June 17, 2013, recorded in Document No. 2013-00007101, Real Property Records of said County, and bounded as follows:

Beginning at a PK nail set on the SWC of said 2.05 acre tract, same being on the NWC of the residue of Tract One – 2.0 acres described in a Deed from James K. Courson and Ed Courson, to DABD Enterprises, filed May 06, 2021, recorded in Document No. 2021-00004869, Real Property Records of said County, and also being on the centerline of County Road No. 4430;

Thence North 39° 22' 02" East, along the WBL of said 2.05 acre tract and the centerline of said County Road No. 4430, for a distance of 231.34 feet to a PK nail set on the Northernmost SWC of a 1.285 acre tract this day surveyed out of said 2.05 acre tract;

Thence South 57° 30' 31" East, along the Northernmost SBL of said 1.285 acre tract at a distance of 18.80 feet passing a 1/2 inch iron rod (TSR) set for a reference and continuing a total distance of 265.91 feet to a 1/2 inch iron rod (TSR) set on an inner Ell corner of said 1.285 acre tract;

Thence South 1° 50' 29" East, along the Southernmost WBL of said 1.285 acre tract, for a distance of 24.73 feet to a 1/2 inch iron rod (TSR) set on the Southernmost SWC of said 1.285 acre tract, same being on the SBL of said 2.05 acre tract, and also being on the NBL of a 11.619 acre tract described in a Deed from Gerald D. Lindley and Peggy Lindley, to Tracy W. Romine and Tina Romine, filed June 27, 2006, recorded in Volume 2170, Page 114, Real Property Records of said County;

Thence South 88° 15' 39" West, along the SBL of said 2.05 acre tract and the NBL of said 11.619 acre tract at a distance of 78.21 feet passing a 2 inch diameter iron pipe found on the NWC of said 11.619 acre tract, same being on the NEC of said Tract One – 2.0 acres, and also being on the Northerly corner of the residue of Tract Two – 2.0 acres described in a Deed from James K. Courson and Ed Courson, to DABD Enterprises, filed May 06, 2021, recorded in Document No. 2021-00004869, Real Property Records of said County, and continuing along the SBL of said 2.05 acre tract and the NBL of said Tract One – 2.0 acres at a distance of 351.99 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 371.99 feet to the **Place of Beginning** containing **0.807 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 September 19, 2024, operating within the parameters 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 18th day of October, 2024

Alan R Blair

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



MARY AROCHA SURVEY ABSTRACT NO. 07 WOOD COUNTY, TEXAS

Easements:

The only visible easements affecting this tract are:

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

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 18th day of October, 2024.

Alan R Blair

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



Residue of Tract Two - 2.0 Acres
to
DABD Enterprises,
James K. Courson and Ed Courson,
R.P.R.
Doc. No. 2021-00004869
Filed: May 06, 2021

Residue of Tract One - 2.0 Acres
to
DABD Enterprises,
James K. Courson and Ed Courson,
R.P.R.
Doc. No. 2021-00004869, R.P.R.
Filed: May 06, 2021

Surveyor's Notes:
1. This plat is accompanied by Field Notes of this same date and certification.

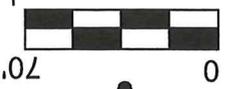
2. Bearings based on Geodetic North as measured using GPS on September 19, 2024, operating within the parameters of WGS-84.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.

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LEGEND

●	Fnd. 2" Diam. Iron Pipe
⊙	Set 1/2" Iron Rod (TSR)
⊗	Set PK Nail
□	Above Ground Propane Tank
■	Telephone Pedestal
●	Power Pole
—P—	Overhead Powerline
—x—	Barb Wire Fence

LINE	BEARING	DISTANCE
L1	S64°51'29"E	20.00'
L2	S1°50'29"E	40.00'
L3	S1°50'29"E	24.73'
L4	S57°30'31"E	18.80'
L5	S88°15'39"W	78.21'
L6	S88°15'39"W	20.00'



1.97 Acres
to
Beckie Lindley,
Steven Darlyne Lindley,
Vol. 991, Pg. 540, R.P.R.
Filed: October 16, 1985

11.619 Acres
to
Gerald D. Lindley and Peggy Lindley,
Tracy W. Romine and Tina Romine,
Vol. 2170, Pg. 114, R.P.R.
Filed: June 27, 2006

0.902 Acres
to
Steven Lindley,
Gerald Don Lindley, et ux, Peggy J.,
Vol. 1026, Pg. 555, R.P.R.
Filed: June 30, 1986

