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Job No. 24-1202

Field Notes for **Tract Three – 2.834 Acres**
Gray B. King Survey, A-03
Wood County, Texas

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the Gray B. King Survey, Abstract No. 03, being a part of that certain residue of a 15 3/5 acre tract described in a Deed from Brenda Lea Smith and Sheron Carlotta Browning, to Randy Carroll, filed November 13, 2023, recorded in Document No. 2023-00010443, Real Property Records of said County, and bounded as follows:

Beginning at a 1/2 inch iron rod found on the NEC of the residue of said 15 3/5 acre tract, same being on the SBL of a 9.938 acre tract described in a Deed from Nadios Shirley and Dollie Shirley, to Linda Kay Klika, filed December 04, 2003, recorded in Volume 1967, Page 517, Real Property Records of said County, and also being on the NWC of Tract One – 1.00 acres described in a Deed from Martha Flores, to Douglas Vaughn, et ux, Rita, filed February 23, 1993, recorded in Volume 1323, Page 861, Real Property Records of said County;

Thence South 2° 09' 23" East, along the Easternmost EBL of the residue of said 15 3/5 acre tract and the WBL of said Tract One – 1.00 acres, for a distance of 124.29 feet to a 1/2 inch iron rod found on the SWC of said Tract One – 1.00 acres and being on the NWC of Tract Two – 1.00 acres described in a Deed from Martha Flores, to Douglas Vaughn, et ux, Rita, filed February 23, 1993, recorded in Volume 1323, Page 861, Real Property Records of said County;

Thence South 2° 03' 52" East, along the Easternmost EBL of the residue of said 15 3/5 acre tract and the WBL of said Tract Two – 1.00 acres, for a distance of 124.48 feet to a 1/2 inch iron rod found on the SWC of said Tract Two – 1.00 acres and being on the NWC of the residue of a 5.0 acre tract described in a Deed from Ruby I. Vaughn Pool, to Douglas Vaughn, et ux, Rita, filed April 24, 1998, recorded in Volume 1607, Page 836, Real Property Records of said County;

Thence South 2° 06' 37" East, along the EBL of the residue of said 15 3/5 acre tract and the WBL of the residue of said 5.0 acre tract and the WBL of a 1.000 acre tract described in a Deed from Douglas L. Vaughn, et ux, Rita, to Gary Mahoney, et ux, Rita Cheryl, filed April 20, 1983, recorded in Volume 877, Page 59, Deed Records of said County at a distance of 329.16 feet passing a 1/2 inch iron rod (TSR) set for a reference and continuing a total distance of 349.16 feet to a PK nail set on the SEC of the residue of said 15 3/5 acre tract, same being on the SWC of said 1.000 acre tract, and also being on the centerline of County Road No. 4400;

Thence South 76° 43' 36" West, along the SBL of the residue of said 15 3/5 acre tract and the centerline of said County Road No. 4400, for a distance of 106.57 feet to a PK nail set on the Easternmost SWC of the residue of said 15 3/5 acre tract and being on the SEC of a 1.564 acre tract described in a Deed from Randy Carroll, et ux, Brenda, to Buck Bradford, et ux, Christine Marie, filed April 09, 2024, recorded in Document No. 2024-00002749, Real Property Records of said County ;

Thence North 23° 46' 31" West, along the Easternmost WBL of the residue of said 15 3/5 acre tract and the EBL of said 1.564 acre tract at a distance of 24.08 feet passing a 2x2 inch square tubing found for a reference and continuing a total distance of 364.21 feet to a 2x2 inch square tubing found on an inner Ell corner of the residue of said 15 3/5 acre tract, same being on the NEC of said 1.564 acre tract, and also being on the SEC of Tract Two – 1.249 acres this day surveyed out of the residue of said 15 3/5 acre tract;

Thence North 16° 48' 21" West, along the EBL of said 1.249 acre tract, for a distance of 217.66 feet to the **Place of Beginning** containing **Tract Three – 2.834 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 December 26, 2023, 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 27th day of November, 2024

Alan R Blair

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



GRAY B. KING SURVEY ABSTRACT NO. 03 WOOD COUNTY, TEXAS

LEGEND
● Fnd. 5" D. Galvanized Pipe
□ Fnd. 2"x2" Square Tubing
○ Fnd. 1/2" Iron Rod
⊗ Fnd. 30D Nail
⊙ Set 1/2" Iron Rod
⊗ Set PK Nail
• Point for Corner
⊗ Water Meter
⊗ Telephone Pedestal
⊗ Gas Meter
⊗ Power Pole
—P— Overhead Powerline
—x— Barb Wire Fence

Surveyor's Notes:

- This plat is accompanied by Field Notes of this same date and certification
- Bearings based on Geodetic North as measured using GPS on, December 26, 2023, operating within the parameters of WGS-84.
- (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
- 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.

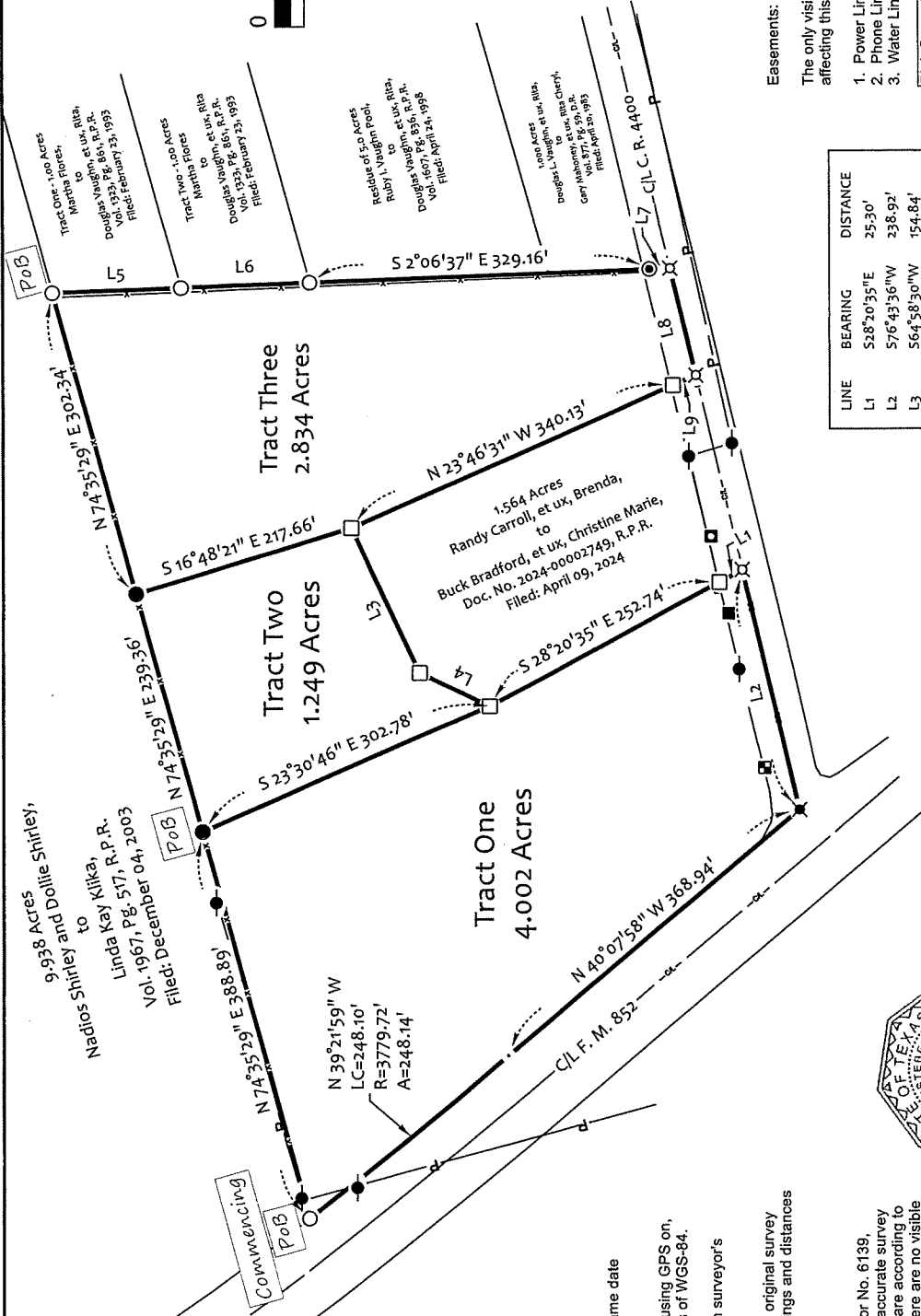
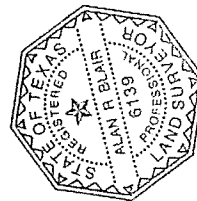
Certification:

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 08th day of January, 2024.
REVISED this 27th day of November, 2024.

Alan R Blair

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



Easements:

The only visible easements affecting this tract are:

- Power Line
- Phone Line
- Water Line

LINE	BEARING	DISTANCE
L1	S28°20'35"E	25.30'
L2	S76°43'36"W	238.92'
L3	S64°38'30"W	154.84'
L4	S25°48'43"W	74.85'
L5	S2°09'23"E	124.29'
L6	S2°03'52"E	124.48'
L7	S2°06'37"E	20.00'
L8	S76°43'36"W	106.57'
L9	N23°46'31"W	24.08'

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