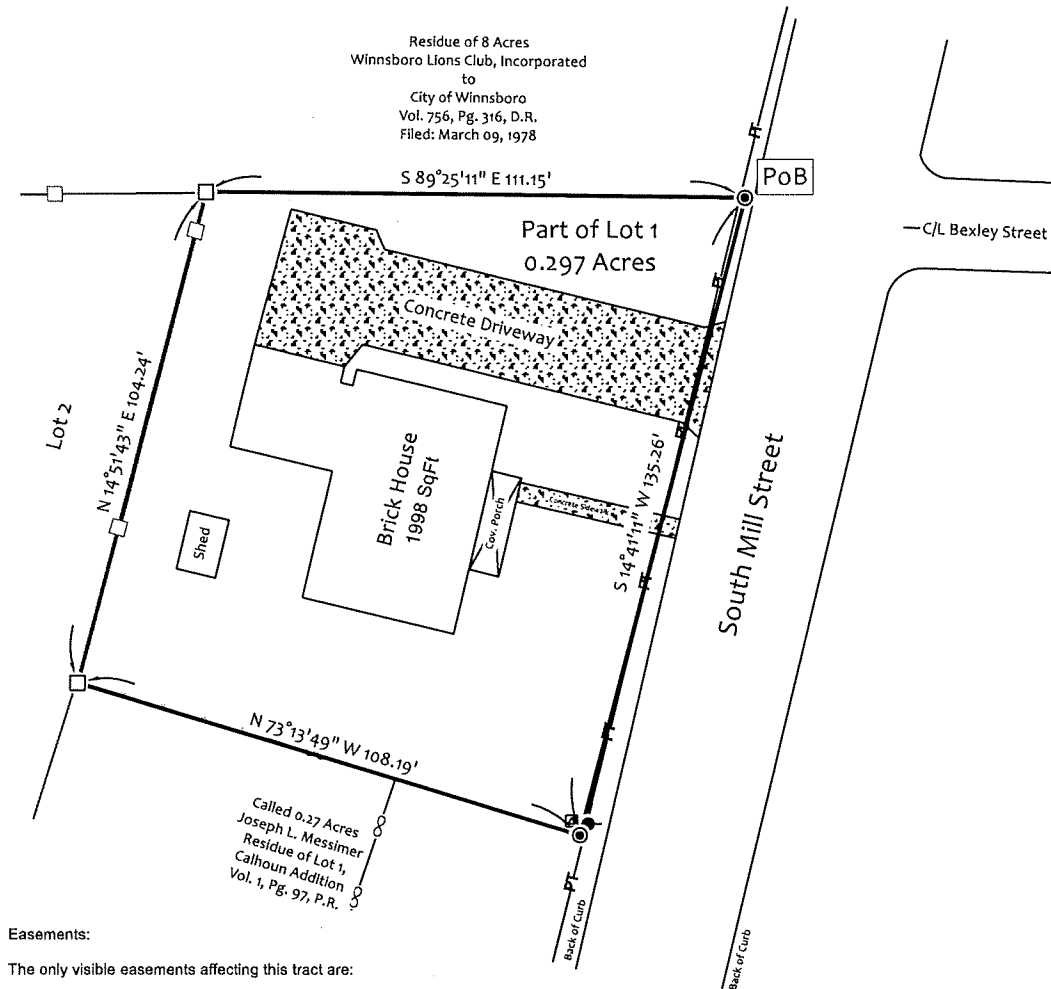


PLAT OF SURVEY SHOWING PART OF  
LOT 1, CALHOUN ADDITION, CITY OF  
WINNSBORO, AS SHOWN BY PLAT RECORDED IN  
VOLUME 1, PAGE 97, PLAT RECORDS OF  
WOOD COUNTY, TEXAS



Easements:

The only visible easements affecting this tract are:

1. Power Line
2. Phone 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 September 19, 2022, 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.

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 29th day of September, 2022.

*Alan R Blair*

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



LEGEND

- Fnd. 3"x3" Wood Fence Corner Post
- Set 1/2" Iron Rod (TSR)
- △ Electric Pedestal
- Power Pole
- P— Overhead Powerline
- T— Overhead Telephone Line
- Wood Privacy Fence
- X— Wood Picket Fence
- Chain Link Fence

Blair Surveying & Mapping  
219 C.R. 4360  
Scroggins, Texas 75480  
Phone: 903-365-7518 (Home)  
903-850-3828 (Cell)  
Email: blairsurveying@gmail.com  
Firm No. 10177200  
Job No. 22-0919

Exhibit "A"

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Field Notes for **0.297 Acres**  
Gray B. King Survey, A-03  
Part of Lot 1, Calhoun 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 Gray B. King Survey, Abstract No. 03, and being a part of that certain Lot 1, Calhoun Addition, as shown by Plat recorded in Volume 1, Page 97, Plat Records of said County, and bounded as follows:

**Beginning** at a 1/2 inch iron rod (TSR) set on the NEC of said Lot 1, same being on the SEC of the residue of an 8 acre tract described in a Deed from Winnsboro Lions Club, Inc. to the City of Winnsboro, filed March 09, 1978, recorded in Volume 756, Page, 316, Deed Records of said County and being on the West right-of-way line of South Mill Street;

Thence South 14° 41' 11" West, along the EBL of the residue of said Lot 1, and the West right-of-way line of South Mill Street, for a distance of 135.26 feet to a 1/2 inch iron rod (TSR) set on the NEC of a called 0.27 acre tract conveyed to Joseph L. Messimer, being the residue of said Lot 1, Calhoun Addition, recorded in Volume 1, Page 97, Plat Records of said County;

Thence North 73° 13' 49" West, along the NBL of said called 0.27 acre tract, for a distance of 108.19 feet to a 3 x 3 inch wood fence corner post found on the EBL of Lot 2, Calhoun Addition and being described in a Deed from Rex F. Lupton, et ux, Donna, to Elizabeth Waugh and Alan Cork, filed October 05, 2021, recorded in Document No. 2021-00011208, Real Property Records of said County;

Thence North 14° 51' 43" East, generally along a privacy fence and the EBL of said Lot 2, for a distance of 104.24 feet to a 3 x 3 inch wood fence corner post found on the NWC of said Lot 1 and the NEC of said Lot 2;

Thence South 89° 25' 11" East, along the NBL of said Lot 1 and the SBL of the residue of said 8 acre tract, for a distance of 111.15 feet to the **Place of Beginning** containing **0.297 acres**.

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, 2022, 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".

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Field Notes 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 29th day of September, 2022.

*Alan R Blair*

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

