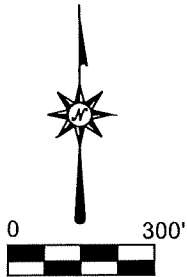


JAMES M. MOORE SURVEY
ABSTRACT NO. 383
WOOD COUNTY, TEXAS



Easements:

The only visible easements affecting this tract are:

1. Power 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 May 08, 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.

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 06th day of May, 2025.
Updated this 23rd day of May, 2025.

Alan R Blair

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

J.C. Ogden Survey
A-447

W. Barnhill Survey
A-01

PoB

PoB

James M. Moore Survey
A-383

10.000 Acres
Landis Dudley Klika, et al,
to
Kelly Jeane Ramey, et vir, Curtis Charles,
Doc No. 2024-00006410, R.P.R.
Filed: August 06, 2024

N 87°59'17" E 1197.67'

Tract One
12.905 Acres

S 87°59'17" W 1197.18'

N 87°59'17" E 1197.18'

Tract Two
12.905 Acres

S 87°59'17" W 1196.69'

17.69 Acres
Hattie C. Wilson, et al,
to
James Spencer Wilson,
Vol. 631, Pg. 305, D.R.
Filed: January 25, 1971

Residue of 49.262 Acres
Landis Dudley Klika, et al,
to
Noble A. Craft,
Doc. No. 2023-00002792, R.P.R.
Filed: March 30, 2023

CL C.R. 4870

N 2°08'26" W 469.47'

N 2°08'26" W 469.66'

S 2°04'53" E 469.47'

S 2°04'52" E 469.66'

12.000 Acres
Landis Dudley Klika, et al,
to
Scott Dwaine Brandt, et ux, Ashley Diane,
Doc No. 2024-00004635, R.P.R.
Filed: June 07, 2024

10.000 Acres
Landis Dudley Klika, et al,
to
Bobby Metcalf, et ux, Lekan,
Doc No. 2024-00001466, R.P.R.
Filed: February 23, 2024

10.889 Acres
Kimberly Ann Shelby, et al,
to
Michelle Nicole Anglin,
Doc No. 2023-00009075, R.P.R.
Filed: May 04, 2023

LEGEND

- ⊙ Fnd. 4" Iron Pipe Fence Corner Post
- ⊕ Fnd. 1/2" Iron Pipe
- △ Fnd. 40d Nail
- ⊙ Set 1/2" Iron Rod (TSR)
- ✕ Set PK Nail
- Point for Corner
- Power Pole
- x— Fence Barb Wire
- P— Overhead Powerline

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. 25-0506

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Field Notes for **Tract Two – 12.905 Acres**

James M. Moore Survey, A-383
Wood County, Texas

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the James M. Moore Survey, Abstract No. 383, being a part of the residue of that certain 127.061 acre tract described in a Deed from John P. Moore, et ux, Leslie, to Landis Dudley Klika, et al, filed October 07, 2022, recorded in Document No. 2022-00011149, Real Property Records of said County, and bounded as follows:

Beginning at a 4 inch diameter iron pipe fence corner post found on the SWC of the residue of said 127.061 acre tract, same being on the NWC of a 17.69 acre tract described in a Deed from Hattie C. Wilson, et al, to James Spencer Wilson, filed January 25, 1971, recorded in Volume 631, Page 305, Deed Records of said County, and also being on the East right-of-way line of F. M. Highway No. 1643;

Thence North 2° 08' 26" West, along the WBL of the residue of said 127.061 acre tract and the East right-of-way line of said F. M. Highway No. 1643, for a distance of 469.66 feet to a 1/2 inch iron rod (TSR) set on the SWC of Tract One – 12.905 acres this day surveyed out of the residue of said 127.061 acre tract;

Thence North 87° 59' 17" East, along the SBL of said Tract One – 12.905 acres, for a distance of 1197.18 feet to a 1/2 inch iron rod (TSR) set on the SEC of said Tract One – 12.905 acres, same being on the EBL of the residue of said 127.061 acre tract, and also being on the WBL of a 12.000 acre tract described in a Deed from Landis Dudley Klika, et al, to Scott Dwaine Brandt, et ux, Ashley Diane, filed June 07, 2024, recorded in Document No. 2024-00004635, Real Property Records of said County;

Thence South 2° 04' 52" East, along the EBL of the residue of said 127.061 acre tract and the WBL of said 12.000 acre tract, for a distance of 469.66 feet to a 1/2 inch iron rod (TSR) set on the SEC of the residue of said 127.061 acre tract, same being on the SWC of said 12.000 acre tract, and also being on the NBL of said 17.69 acre tract;

Thence South 87° 59' 17" West, generally along the fenced SBL of the residue of said 127.061 acre tract and the NBL of said 17.69 acre tract, for a distance of 1196.69 feet to the **Place of Beginning** containing **Tract Two – 12.905 acres**.

improvements.

GIVEN UNDER MY HAND AND SEAL this 23rd day of May, 2025.

Alan R Blair

