

**DRURY M. CONNALLY SURVEY
ABSTRACT NO. 89
CITY OF WINNSBORO
FRANKLIN COUNTY, TEXAS**

1.491 Acres
Winnsboro Square, Ltd.,
to
Pinney Woods Estates, L.P.,
Vol. 471, Pg. 104, O.P.R.
Filed: November 04, 2024

James H. Herlocker, Jr., et ux, Bettye,
to
Winston Sullivan,
Vol. 207, Pg. 755, D.R.
Filed: July 20, 1988

0.548 Acres

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 February 05, 2025, 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 call:

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.

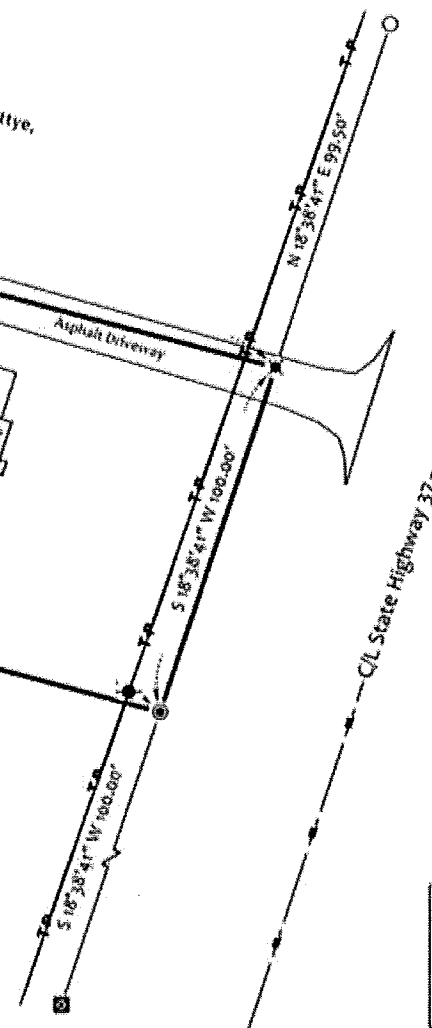
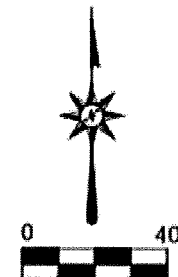
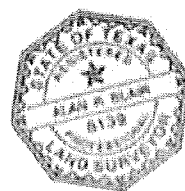
GIVEN UNDER MY HAND AND SEAL this 21st day of February, 2025.

Alan R Blair

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

LEGEND	
	1 inch 4x4" Concrete Monument
	1 inch 1/2" Iron Rod
	1 inch 1/2" Iron Rod/RPLS 5688
	Set 1/2" Iron Rod (TSR)
	Set Spike Nail
	Water Meter
	Power Pole
	Overhead Powerline
	Overhead Telephone Line
	Chain Link Fence

Chester Birdsong,
to
Franklin County, Texas,
Vol. 87, Pg. 215, D.R.
Filed: August 12, 1966



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★ Texas 811
Know what's below.
Call before you dig.

- [illegible]

Being a lot, tract or parcel of land situated in the D. Connolly Survey, Abstract No. 89, Franklin County, Texas, and being part of that certain tract of land conveyed from James Harlocke, Jr. of ux to Winston Sullivan, by Warranty Deed, as recorded in Volume 207, Page 755, Deed Records, Franklin County, Texas, and being part of that certain 0.99 acre tract of land surveyed on the 3rd day of March, 2023, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GHS5. Area and distances reflected hereon are of grid), and being more particularly described by notes and bounds as follows:

THENCE, North 08 Degrees 24 Minutes 05 Seconds East, with a line common to said Sullivan tract, said 0.55 acre tract, and said 1.481 acre tract, a distance of 1.535 feet to a 3/2 inch iron nail set with cap marked "BY-LINE" at the Southwest corner of a 0.55 acre tract of land this same day surveyed out, from said point, a 1/2 inch iron nail found marked (Shaven Billings) at the Northwest corner of said Sullivan tract, the Northwest corner of said 0.55 acre tract, the Northwest corner of said 0.55 acre tract, the Southwest corner of a colled 1.481 acre tract of land conveyed to James G. Sullivan, Esq., by deed of said James G. Sullivan, Esq., Page 450, Official Public Records, Franklin County, Texas, and an angle point in the East line of said 1.481 acre tract, bears North 08 Degrees 24 Minutes 05 Seconds East, a distance of 95.41 feet;

THENCE, South 72 Degrees 15 Minutes 32 Seconds East, continuing with the South line of said 0.55 acre tract, a distance of 105.75 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) at the Southwest corner of said 0.55 acre tract, said point lying in the East line of said Sullivan tract, in the East line of said 0.59 acre tract, and in the West line of State Highway No. 37, (100 R.O.W.), from said point, a 1/2 inch iron rod found at the Northeast corner of said Sullivan tract, the Northwest corner of said 0.59 acre tract, the Northeast corner of said 0.55 acre tract, and the Southwest corner of said 1.473 acre tract, bears North 17 Degrees 40 Minutes 16 Seconds East, a distance of 94.32 feet;

THENCE, North 75 Degrees 12 Minutes 32 Seconds East, with a line common to said Sullivan tract, said 0.34 acre tract, and said Hunt tract, a distance of 250.42 feet to the POINT OF BEGINNING and CONTAINING 0.04 acre of land.

BY: SHANE GRAHAM
SHANE GRAHAM

