

ISAAC BARRE SURVEY
ABSTRACT NO. 20
FRANKLIN COUNTY, TEXAS

Easements:

The only visible easements affecting this tract are:

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

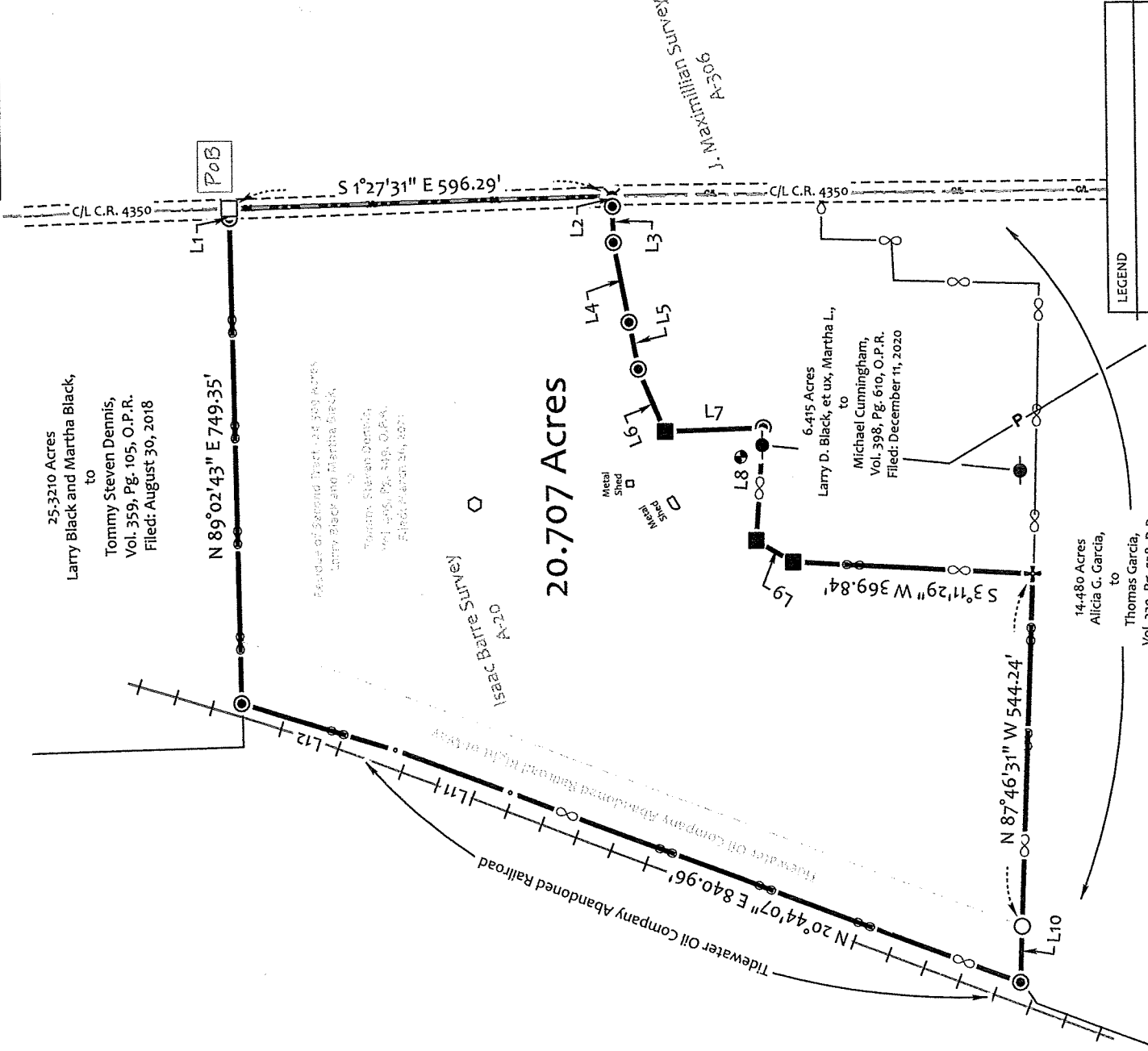
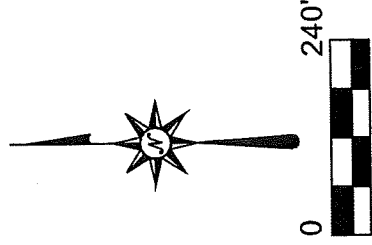
LINE	BEARING	DISTANCE
L1	N89°02'43"E	15.00'
L2	S89°10'45"W	15.34'
L3	S89°10'45"W	55.73'
L4	S79°26'08"W	125.56'
L5	S79°26'08"W	73.79'
L6	S67°40'28"W	104.81'
L7	S1°55'59"E	152.22'
L8	N85°45'55"W	174.65'
L9	S30°30'27"W	65.99'
L10	N87°46'31"W	86.66'
L11	N20°51'52"E	188.07'
L12	N17°02'44"E	250.40'

25.3210 Acres
Larry Black and Martha Black,
to
Tommy Steven Dennis,
Vol. 359, Pg. 105, O.P.R.
Filed: August 30, 2018

Residue of Second Tract - 24.500 Acres
Larry Black and Martha Black,
to
Tommy Steven Dennis,
Vol. 359, Pg. 105, O.P.R.
Filed: August 30, 2018

Isaac Barre Survey
A-30

20.707 Acres



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 April 10, 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 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.

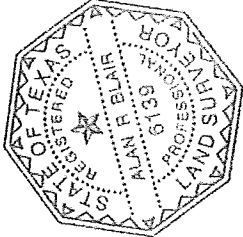
GIVEN UNDER MY HAND AND SEAL this 05th day of May, 2025.

Alan R Blair

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

LEGEND

- Fnd. 4" D. Wood Fence Corner Post
- Fnd. T Post
- Fnd. 3/8" Iron Pipe
- Fnd. Railroad Spike Nail
- Fnd. PK Nail
- Set 1/2" Iron Rod (TSR)
- Point for Corner
- Electric Transformer
- Plugged Well
- Power Pole
- Overhead Powerline
- Hogwire Fence
- Railroad Tracks



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Job No. 25-0410

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Field Notes for **20.707 Acres**

Isaac Barre Survey, A-20
Franklin County, Texas

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the Isaac Barre Survey, Abstract No. 20, being all of that certain residue of the Second Tract – 24.509 acres described in a Deed from Larry Black and Martha Black, to Tommy Steven Dennis, filed March 26, 2021, recorded in Volume 405, Page 349, Official Public Records of said County, and being a part of the East right-of-way line of the Tidewater Oil Company Abandoned Railroad, and bounded as follows:

Beginning at a railroad spike nail found on the NEC of the residue of said 24.509 acre tract, same being on the SEC of a 25.3210 acre tract described in a Deed from Larry Black and Martha Black, to Tommy Steven Dennis, filed August 30, 2018, recorded in Volume 359, Page 105, Official Public Records of said County, same being on the EBL of said Barre Survey and the Southernmost WBL of the J. Maximillian Survey, Abstract No. 306, and also being on the centerline of County Road No. 4350;

Thence South 1° 27' 31" East, along the Northernmost EBL of the residue of said 24.509 acre tract and the EBL of said Barre Survey and the Southernmost WBL of said Maximillian Survey and the centerline of said County Road No. 4350, for a distance of 596.29 feet to a PK nail found on the Northernmost SEC of the residue of said 24.509 acre tract, same being on the NEC of a 6.415 acre tract described in a Deed from Larry D. Black, et ux, Martha L., to Michael Cunningham, filed December 11, 2020, recorded in Volume 398, Page 610, Official Public Records of said County;

Thence in a Southwesterly direction along the Northernmost SBL of the residue of said 24.509 acre tract and the Northernmost NBL of said 6.415 acre tract as follows:

South 89° 10' 45" West, at a distance of 15.34 feet passing a 1/2 inch iron rod (TSR) set for a reference and continuing a total distance of 71.07 feet to a 1/2 inch iron rod (TSR) set for corner,
South 79° 26' 08" West, for a distance of 125.56 feet to a 1/2 inch iron rod (TSR) set for corner,
South 79° 26' 08" West, for a distance of 73.79 feet to a 1/2 inch iron rod (TSR) set for corner, and
South 67° 40' 28" West, for a distance of 104.81 feet to a 4 inch diameter wood fence corner post found on an inner Ell corner of the residue of said 24.509 acre tract and being on the Northernmost NWC of said 6.415 acre tract;

Thence South 1° 55' 59" East, along the middle EBL of the residue of said 24.509 acre tract and the Northernmost WBL of said 6.415 acre tract, for a distance of 152.22 feet to a 1/2 inch iron rod (TSR) set on the middle SEC of the residue of said 24.509 acre tract and being on an inner Ell corner of said 6.415 acre tract;

Thence North 85° 45' 55" West, generally along the fenced middle SBL of the residue of said 24.509 acre tract and the Southernmost NBL of said 6.415 acre tract, for a distance of 174.65 feet to a 4 inch diameter wood fence corner post found on an inner Ell corner of the residue of said 24.509 acre tract and being on the Southernmost NWC of said 6.415 acre tract;

Thence in a Southwesterly direction generally along the fenced Southernmost EBL of the residue of said 24.509 acre tract and the Southernmost WBL of said 6.415 acre tract, South 30° 30' 27" West, for a distance of 65.99 feet to a 4 inch diameter wood fence corner post found, and South 3° 11' 29" West, for a distance of 369.84 feet to a T-Post found on the Southernmost SEC of the residue of said 24.509 acre tract, same being on the SWC of said 6.415 acre tract, and also being on the Southernmost NBL of a 14.480 acre tract described in a Deed from Alicia G. Garcia, to Thomas Garcia, filed September 23, 1992, recorded in Volume 229, Page 528, Deed Records of said County;

Thence North 87° 46' 31" West, generally along the fenced Southernmost SBL of the residue of said 24.509 acre tract and the Southernmost NBL of said 14.480 acre tract at a distance of 544.24 feet passing a 3/8 inch iron pipe found on the SWC of the residue of said 24.509 acre tract and continuing a total distance of 630.90 feet to a 1/2 inch iron rod (TSR) set for corner and being within the East right-of-way line of said Tidewater Oil Company Abandoned Railroad;

Thence in a Northeasterly direction generally along a hogwire fence through the East right-of-way line of said Tidewater Oil Company Abandoned Railroad as follows:

North 20° 44' 07" East, for a distance of 840.96 feet to a point for corner,

North 20° 51' 52" East, for a distance of 188.07 feet to a point for corner, and

North 17° 02' 44" East, for a distance of 250.40 feet to a 1/2 inch iron rod (TSR) set on the SBL of said 25.3210 acre tract;

Thence North 89° 02' 43" East, generally along the SBL of said 25.3210 acre tract and the NBL of the residue of said 24.509 acre tract at a distance of 749.35 feet passing a 1/2 inch iron rod (TSR) set for a reference and continuing a total distance of 764.35 feet to the **Place of Beginning** containing **20.707 acres**.

TSR = Typical Steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139"

Note: Bearings based on the Geodetic North as measured using GPS on, April 10, 2025, 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 05th day of May, 2025.

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