

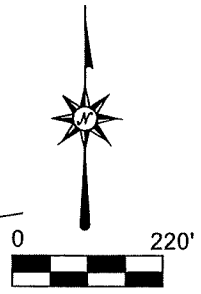
JAMES R. BLAIR SURVEY
ABSTRACT NO. 32
FRANKLIN COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S47°28'19"W	71.88'
L2	S42°40'08"W	57.82'
L3	S35°23'57"E	16.97'
L4	S3°12'05"E	85.49'
L5	S39°18'39"W	60.61'
L6	S21°42'16"E	62.30'
L7	N82°19'09"E	37.66'
L8	S79°45'33"E	103.88'
L9	S16°46'44"E	73.96'
L10	S38°32'34"W	35.82'
L11	S61°08'15"W	56.79'
L12	S10°38'22"W	31.33'
L13	S26°00'33"E	71.62'
L14	S1°36'29"E	62.36'
L15	S87°51'05"W	14.69'



LEGEND

- ⊗ Fnd. 5" D. Wood Fence Corner Post
- Fnd. 1/2" Iron Rod
- ⊙ Set 1/2" Iron Rod (TSR)
- Point for Corner
- Power Pole
- P— Overhead Power Line
- Telephone Pedestal
- Propane Tank
- Dry Creek Bed
- C/L Blair Creek



Easements:

The only visible easements affecting this tract are:

1. Power Line
2. Phone Line

Surveyor's Notes:

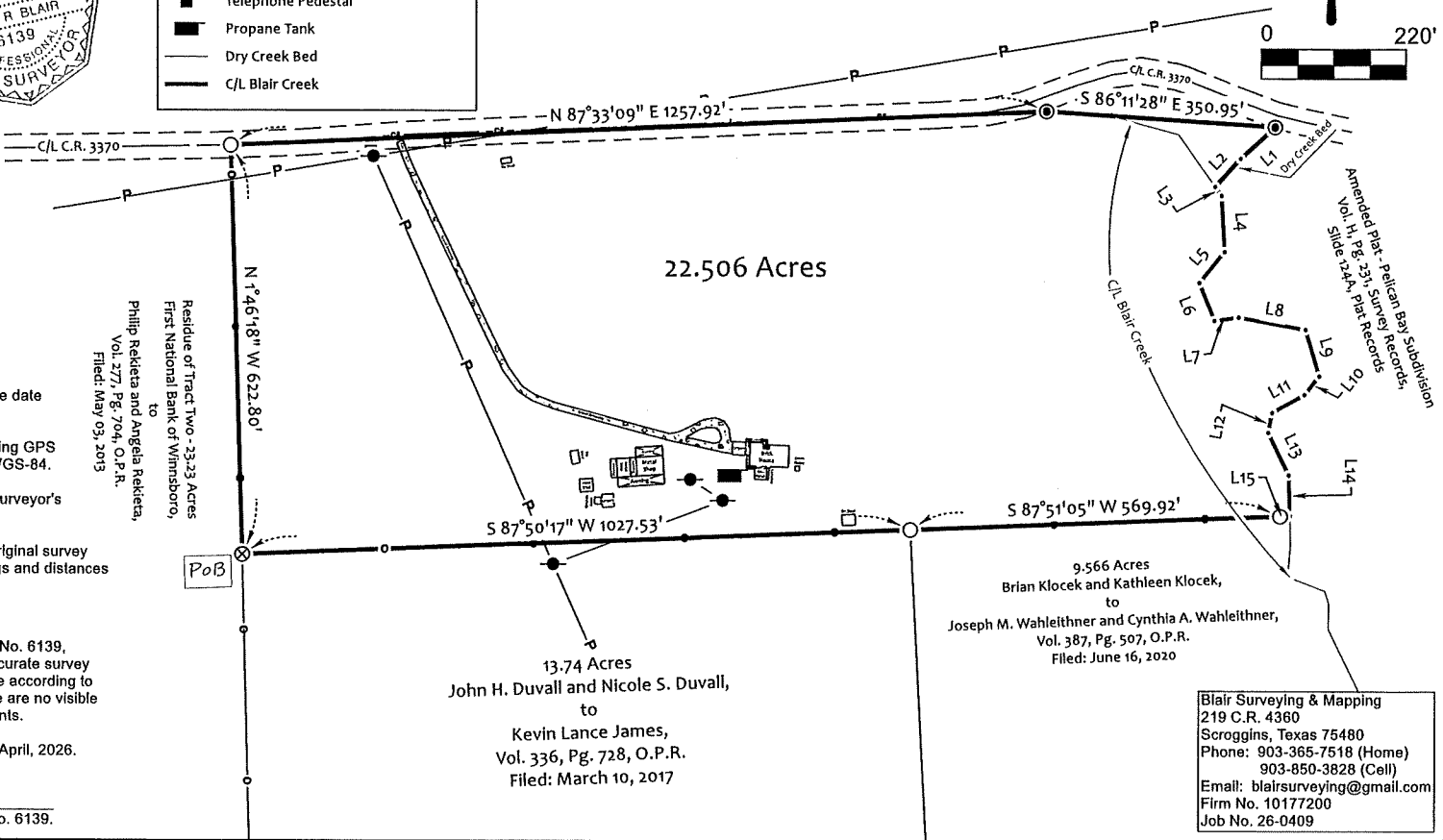
1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on Geodetic North as measured using GPS on April 09, 2026, operating within the parameters of WGS-84.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. Due 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 13th day of April, 2026.

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



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Field Notes for 22.506 Acres
James R. Blair Survey, A-32
Franklin County, Texas

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the James R. Blair Survey, Abstract No. 32, being all of that certain 22.478 acre tract described in a Deed from Randal Wade Logan, et ux, Jennie Marie, to John W. Bordas, et ux, Joyce A., filed January 20, 2017, recorded in Volume 334, Page 817, Official Public Records said County, and bounded as follows:

Beginning at a 5 inch diameter wood fence corner post found on the SWC of said 22.478 acre tract, same being on the NWC of a 13.74 acre tract described in a Deed from John H. Duvall and Nicole S. Duvall, to Kevin Lance James, filed March 10, 2017, recorded in Volume 336, Page 728, Official Public Records of said County, and also being on the EBL of the residue of Tract Two - 23.23 acres described in a Deed from First National Bank of Winnsboro, to Philip Rekieta and Angela Rekieta, filed May 03, 2013, recorded in Volume 277, Page 704, Official Public Records of said County;

Thence North 1° 46' 18" West, generally along the fenced WBL of said 22.478 acre tract and the EBL of the residue of said 23.23 acre tract, for a distance of 622.80 feet to a 1/2 inch iron rod found on the NWC of said 22.478 acre tract, same being on the NEC of the residue of said 23.23 acre tract, and also being on the centerline of County Road No. 3370;

Thence in a Easterly direction along the NBL of said 22.478 acre tract and partially along said County Road No. 3370, North 87° 33' 09" East, for a distance of 1257.92 feet to a 1/2 inch iron rod (TSR) set for corner, and South 86° 11' 28" East, for a distance of 350.95 feet to a 1/2 inch iron rod (TSR) set on the NEC of said 22.478 acre tract, same being on the South right-of-way line of said County Road No. 3370, same being on the WBL of the Pelican Bay Subdivision, as shown by Amended Plat recorded in Volume H, Page 231, Survey Records of said County and Slide 124A, Plat Records of said County, and also being in the approximate centerline of a dry creek bed;

Thence in a Southerly direction along the EBL of said 22.478 acre tract and the WBL of said Pelican Bay Subdivision and the centerline of said dry creek bed, South 47° 28' 19" West, for a distance of 71.88 feet to a point for corner, and South 42° 40' 08" West, for a distance of 57.82 feet to a point for corner on the intersection of the centerline of said dry creek bed and the centerline of Blair Creek;

Thence in a Southerly direction along the EBL of said 22.478 acre tract and the WBL of said Pelican Bay Subdivision and the centerline of said Blair Creek as follows:

South 35° 23' 57" East, for a distance of 16.97 feet to a point for corner,
South 3° 12' 05" East, for a distance of 85.49 feet to a point for corner,
South 39° 18' 39" West, for a distance of 60.61 feet to a point for corner,
South 21° 42' 16" East, for a distance of 62.30 feet to a point for corner,
North 82° 19' 09" East, for a distance of 37.66 feet to a point for corner,
South 79° 45' 33" East, for a distance of 103.88 feet to a point for corner,
South 16° 46' 44" East, for a distance of 73.96 feet to a point for corner,
South 38° 32' 34" West, for a distance of 35.82 feet to a point for corner,
South 61° 08' 15" West, for a distance of 56.79 feet to a point for corner,
South 10° 38' 22" West, for a distance of 31.33 feet to a point for corner,
South 26° 00' 33" East, for a distance of 71.62 feet to a point for corner, and
South 1° 36' 29" East, for a distance of 62.36 feet to a point for corner on the SEC of said 22.478 acre tract and being on the NEC of a 9.566 acre tract described in a Deed from Brian Klocek and Kathleen Klocek, to Joseph M. Wathleitner and Cynthia A. Wathleitner, filed June 16, 2020, recorded in Volume 387, Page 507, Official Public Records of said County;

Thence South 87° 51' 05" West, along the SBL of said 22.478 acre tract and the NBL of said 9.566 acre tract at a distance of 14.69 feet passing a 1/2 inch iron rod found for a reference and continuing a total distance of 584.61 feet to a 1/2 inch iron rod found on the NWC of said 9.566 acre tract and being on the NEC of said 13.74 acre tract;

Thence South 87° 50' 17" West, generally along the fenced SBL of said 22.478 acre tract and the NBL of said 13.74 acre tract, for a distance of 1027.53 feet to the **Place of Beginning** containing **22.506 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 April 09, 2026, operating within the parameter 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.

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Alan R Blair

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