

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N20°38'14"W	102.68'
L2	N28°58'09"W	152.27'
L3	N30°22'12"W	103.97'
L4	N35°10'27"W	131.25'
L5	N37°37'11"W	54.00'
L6	N52°34'00"E	64.83'
L7	S15°05'55"E	52.62'
L8	S40°30'21"W	112.76'
L9	N04°21'30"E	41.59'
L10	N11°41'28"E	20.28'
L11	N20°01'38"E	38.91'
L12	N32°19'24"E	70.67'
L13	N35°05'12"E	47.97'
L14	N37°52'00"E	67.47'
L15	N46°23'00"E	73.21'
L16	N48°20'20"E	51.64'
L17	N52°57'43"E	119.39'

LEGEND	
○	5/8" IRON ROD SET W/YELLOW CAP (350 SURVEYING FIRM#10194293)
○	5/8" IRON ROD SET (REF) W/BBLUE CAP (350 SURVEYING FIRM#10194293)
⊙	12" WOOD FENCE CORNER POST
⊙	POWER POLE
⊙	POWER POLE W/TTRANSFORMER
⊙	ELECTRIC METER
⊙	FIBER OPTIC CABLE BOX
⊙	WATER METER
⊙	WATER VALVE
⊙	AEROBIC MOTOR
⊙	TANK LID
⊙	CLEANOUT
⊙	FIBER OPTIC CABLE CHGN
(REF)	REFERENCE MONUMENT
(CM)	CONTROLLING MONUMENT
WCOPR	WOOD COUNTY OFFICIAL PUBLIC RECORDS
—	BOUNDARY LINE
—	BARBWARE FENCE
—	OVERHEAD ELECTRIC

**SURVEYORS CERTIFICATION**  
 I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REFLECTS THE FACTS FOUND AT THE TIME OF SAID SURVEY. THERE ARE NO VISIBLE AND OBSERVED IMPROVEMENTS, EASEMENTS/RIGHTS-OF-WAY, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



Misty J. Clark  
 PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6558  
 MAY 21, 2026  
 DATE

**NOTES**

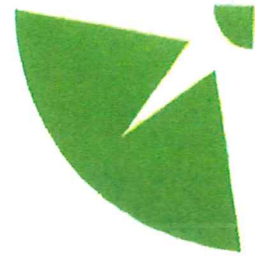
- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
- A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
- ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PLAT OF SURVEY OF  
 1.645 ACRES, 3.526 ACRES AND 23.405 ACRES  
 IN THE JOHN GRAGG SURVEY, A-228 AND  
 IN THE JUAN BANTISTA CHIRINO SURVEY, A-96  
 WOOD COUNTY, TEXAS

**360 SURVEYING**  
 310 H. G. HOLEY HWY., LINDSEY, TEXAS 75248  
 (202) 397-2377 WWW.360SURVEY.COM  
 TEL# 817-1042925

MAY 28, 2026 | DRAWN BY: TRG | CHECKED BY: MJC | JOB #2172.017

50 ACRES, TRACT FOUR  
 JAMES HOWARD KEITH TO PAMALIA GAIL KEITH  
 VOLUME 2227, PAGE 841, WCOPR



## METES AND BOUNDS DESCRIPTION 1.645 ACRES

All that certain tract or parcel containing 1.645 acres of land in the **John Gragg Survey, A-226, Wood County, Texas**, being a portion of the residue of a tract which was called 49.083 acres conveyed from Rhonda Carolyn Barrett, et al to Terry W. Johnson, Sr., et al, by an instrument of record in Clerks File #2010-00016856, Wood County Official Public Records (WCOPR) and a portion of a tract which was called 1.000 acre conveyed from Terry W. Johnson, Sr., et ux to John Tyler Johnson, et ux, by an instrument of record in Clerks File #2019-00000638, WCOPR, said 1.645 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2512-032, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

**BEGINNING** at a point (N: 7,020,663.85, E: 2,946,360.40) for southwest corner, being the westernmost southwest corner of said Residue Tract and northwest corner of a tract which was called 10.00 acres conveyed from Terry W. Johnson, Sr., et ux to Rondino V. Cook, et ux, by an instrument of record in Clerks File #2023-00006060, WCOPR, generally lying in the centerline of County Road 4740 (CR 4740);

**THENCE N03°36'10"W, 124.07 feet** along the common line of said Residue Tract and generally with the centerline of said CR 4740 to an angle point (N: 7,020,787.68, E: 2,946,352.61);

**THENCE N04°21'30"E, 41.59 feet** along the common line of said Residue Tract and generally with the centerline of said CR 4740 to an angle point (N: 7,020,829.14, E: 2,946,355.77);

**THENCE N11°41'28"E, 20.26 feet** along the common line of said Residue Tract and generally with the centerline of said CR 4740 to an angle point (N: 7,020,848.99, E: 2,946,359.87) being the southwest corner of said 1.000 acre tract;

**THENCE N20°01'36"E, 36.91 feet** along the common line of said 1.000 acre tract and generally with the centerline of said CR 4740 to an angle point (N: 7,020,883.67, E: 2,946,372.51);

**THENCE N32°19'24"E, 70.96 feet** along the common line of said 1.000 acre tract and generally with the centerline of said CR 4740 to an angle point (N: 7,020,943.63, E: 2,946,410.46);

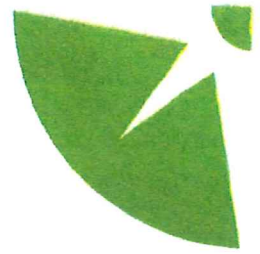
**THENCE N36°09'12"E, 47.93 feet** along the common line of said 1.000 acre tract and generally with the centerline of said CR 4740 to an angle point (N: 7,020,982.33, E: 2,946,438.73);

**THENCE N37°52'00"E, 67.47 feet** along the common line of said 1.000 acre tract and generally with the centerline of said CR 4740 to an angle point (N: 7,021,035.59, E: 2,946,480.14) being the northwest corner of said 1.000 acre tract;

**THENCE N46°23'00"E, 73.21 feet** along the common line of said Residue Tract and generally with the centerline of said CR 4740 to a point (N: 7,021,086.10, E: 2,946,533.15) for north corner, being the northernmost west corner of a 3.526 acre tract also surveyed this day;

**THENCE S35°26'39"E, 220.34 feet** crossing said Residue Tract, along the west line of said 3.526 acre tract at 30.00 feet pass a 5/8" iron rod set for reference and continuing across said 1.000 acre tract and said Residue Tract to a 5/8" iron rod set (N: 7,020,906.59, E: 2,946,660.92) for east corner, being an interior corner of said 3.526 acre tract;

# 36 SURVEYING



THENCE S40°36'21"W, 112.76 feet crossing said Residue Tract, along the west line of said 3.526 acre tract to a 1/2" iron rod found (N: 7,020,820.98, E: 2,946,587.54) for angle point, being the southeast corner of said 1.000 acre tract, and angle point of said Residue Tract and angle point of said 3.526 acre tract;

THENCE S46°16'18"W, 237.28 feet crossing said Residue Tract, along the west line of said 3.526 acre tract to a 5/8" iron rod set (N: 7,020,656.96, E: 2,946,416.07) for southeast corner, being the southwest corner of said 3.526 acre tract, lying in a south line of said Residue Tract and in the north line of said 10.00 acre tract, from which a 1/2" iron rod found for an angle point of said Residue Tract and an angle point of a 23.405 acre tract also surveyed this day bears: S82°56'41"E, 431.02 feet;

THENCE N82°56'41"W, along the common line of said Residue Tract and said 10.00 acre tract at 30.00 feet pass a 1/2" iron rod found for reference and continuing for a distance in all of 56.10 feet to the PLACE OF BEGINNING, containing 1.645 acres of land, more or less.



  
Misty J. Clark, RPLS 6656  
May 28, 2026