



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N29°35'14"W	102.05'
L2	N29°56'03"W	152.27'
L3	N30°25'12"W	103.59'
L4	N35°10'27"W	131.29'
L5	N57°37'11"W	54.09'
L6	N52°34'07"E	64.93'
L7	S15°05'55"E	52.62'
L8	S40°35'21"W	112.76'
L9	N04°21'30"E	41.59'
L10	N11°41'28"E	20.26'
L11	N20°01'35"E	38.01'
L12	N32°19'24"E	70.65'
L13	N35°07'12"E	47.93'
L14	N37°52'00"E	67.47'
L15	N45°23'00"E	73.21'
L16	N45°23'22"E	51.64'
L17	N52°57'43"E	110.37'

LEGEND	
●	5/8" IRON ROD SET W/YELLOW CAP (350 SURVEYING FIRM#10194293)
○	5/8" IRON ROD SET (REF) W/BLUE CAP (350 SURVEYING FIRM#10194293)
⊙	12" WOOD FENCE CORNER POST
⊕	POWER POLE
⊕	POWER POLE W/TRANSFORMER
⊕	ELECTRIC METER
⊕	FIBER OPTIC CABLE BOX
⊕	WATER METER
⊕	WATER VALVE
⊕	AEROBIC MOTOR
⊕	TANK LID
⊕	CLEANOUT
⊕	FIBER OPTIC CABLE SIGN
(REF)	REFERENCE MONUMENT
(CM)	CONTROLLING MONUMENT
WCOPR	WOOD COUNTY OFFICIAL PUBLIC RECORDS
—	BOUNDARY LINE
- - -	BARB WIRE 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. 6656
 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-226 AND
 IN THE JUAN BANTISTA CHIRINO SURVEY, A-96
 WOOD COUNTY, TEXAS

360 SURVEYING
 310 H. G. HUBLEY HWY. WOODVIEW, TEXAS 75084
 (903) 237-2377 WWW.360SURVEY.COM
 TEXELS 10194293

MAY 28, 2026 DRAWN BY: TRG CHECKED BY: MJC JOB #2612-032

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

**METES AND BOUNDS DESCRIPTION
23.405 ACRES**

All that certain tract or parcel containing 23.405 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), said 23.405 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 point (N: 7,021,193.13, E: 2,946,665.22) for northernmost west corner, being the north corner of a 3.526 acre tract also surveyed this day, lying in the northwest line of said Residue Tract, generally lying in the centerline of County Road 4740 (CR 4740);

THENCE N52°34'09"E, 64.93 feet along the common line of said Residue Tract and generally with the centerline of said CR 4740 to a point (N: 7,021,232.60, E: 2,946,716.78) for a north corner, being a north corner of said Residue Tract and west corner of a tract which was called 0.50 acres conveyed from Keith Mitchell Clayton to Hanna Marie Johnson, by an instrument of record in Clerks File #2025-00004266, WCOPR;

THENCE S15°05'55"E, along the common line of said Residue Tract and said 0.50 acre tract at 30.00 feet pass a 5/8" iron rod set for reference and continuing for a distance in all of **52.62 feet** to a 12" wood fence corner post found (N: 7,021,181.80, E: 2,946,730.48) for angle point, being an angle point of said Residue Tract and an angle point of said 0.50 acre tract;

THENCE S40°24'09"E, 132.94 feet continuing along said common line to a 12" wood fence corner post found (N: 7,021,080.56, E: 2,946,816.65) for an interior corner, being an interior corner of said Residue Tract and south corner of said 0.50 acre tract;

THENCE N41°07'29"E, 218.11 feet continuing along said common line to a 1/2" iron pipe found (N: 7,021,244.86, E: 2,946,960.11) for northernmost northwest corner, being the northernmost northwest corner of said Residue Tract and east corner of said 0.50 acre tract, lying in the south line of a tract which was called 17.298 acres conveyed from Grady Frank Fisher, Jr. to Daniel Jay Miller, et al, by an instrument of record in Clerks File #2016-00006215, WCOPR, from which a 1/2" iron pipe found for an angle point of said 0.50 acre tract bears: N89°20'55"W, 63.32 feet;

THENCE S89°20'55"E, 525.88 feet along the common line of said Residue Tract and said 17.298 acre tract to a 5/8" iron rod set (N: 7,021,238.88, E: 2,947,485.95) for northeast corner, being the northernmost northeast corner of said Residue Tract, southeast corner of said 17.298 acre tract and angle point of a tract which was called 33.7 acres, Tract II conveyed from Grady Frank Fisher, Jr., executor to Robert Kenyon Fisher, by an instrument of record in Clerks File #2019-00004622, WCOPR;

THENCE S02°20'36"E, 1,004.74 feet along the common line of said Residue Tract and said 33.7 acre tract to a 1/2" iron rod found (N: 7,020,234.98, E: 2,947,527.03) for an interior corner, being an interior corner of said Residue Tract and southwest corner of said 33.7 acre tract;

THENCE N87°34'55"E, 213.24 feet along the common line of said Residue Tract and said 33.7 acre tract to a 1/2" iron rod found (N: 7,020,243.98, E: 2,947,740.08) for easternmost northeast corner, being the easternmost northeast corner of said Residue Tract and northwest corner of a tract which was called 50 acres conveyed from James Howard Keith to Pamala Gail Keith, by an instrument of record in Volume 2227, Page 841, WCOPR;

THENCE S01°53'13"E, 808.94 feet along the common line of said Residue Tract and said 50 acre tract to a 1/2" iron rod found (N: 7,019,435.48, E: 2,947,766.71) for southeast corner, being the southeast corner of said Residue Tract and northeast corner of a tract which was called 49.084 acres conveyed from Rhonda Carolyn Barrett to Ricky Lynn Crone, et al, by an instrument of record in Volume 2179, Page 1, WCOPR;

THENCE N83°00'20"W, 600.13 feet along the common line of said Residue Tract and said 49.084 acre tract to a 1/2" iron rod found (N: 7,019,508.56, E: 2,947,171.05) for southernmost southwest corner, being the southernmost southwest corner of said Residue Tract and southeast 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;



THENCE N17°36'52"E, 436.18 feet along the common line of said Residue Tract and said 10.00 acre tract to a 1/2" iron rod found for an interior corner, being an interior corner of said Residue Tract and east corner of said 10.00 acre tract;

THENCE N34°02'30"W, 820.31 feet along the common line of said Residue Tract and said 10.00 acre tract to a 1/2" iron rod found (N: 7,020,604.02, E: 2,946,843.84) for an interior corner, being an interior corner of said Residue Tract and northeast corner of said 10.00 acre tract;

THENCE N82°56'41"W, 72.97 feet along the common line of said Residue Tract and said 10.00 acre tract to a 5/8" iron rod set (N: 7,020,612.99, E: 2,946,771.42) for westernmost southwest corner, being the southeast corner of said 3.526 acre tract, from which a 1/2" iron rod found for reference bears: N82°56'41"W, 388.05 feet;

THENCE N55°07'38"E, 222.37 feet crossing said Residue Tract, along the southeast line of said 3.526 acre tract to a 5/8" iron rod set (N: 7,020,740.13, E: 2,946,953.85) for an interior corner, being the east corner of said 3.526 acre tract;

THENCE N26°38'14"W, 102.08 feet continuing across said Residue Tract, along the east line of said 3.526 acre tract to a 12" wood fence corner post found for angle point (N: 7,020,831.38, E: 2,946,908.08);

THENCE N26°56'08"W, 152.27 feet continuing across said Residue Tract, along the east line of said 3.526 acre tract to a 12" wood fence corner post found for angle point (N: 7,020,967.12, E: 2,946,839.11);

THENCE N30°22'12"W, 103.99 feet continuing across said Residue Tract, along the east line of said 3.526 acre tract to a 12" wood fence corner post found for angle point (N: 7,021,056.84, E: 2,946,786.53);

THENCE N35°10'27"W, 131.29 feet continuing across said Residue Tract, along the east line of said 3.526 acre tract to a 12" wood fence corner post found for angle point (N: 7,021,164.17, E: 2,946,710.90);

THENCE N57°37'11"W, 54.09 feet continuing across said Residue Tract, along the east line of said 3.526 acre tract to the PLACE OF BEGINNING, containing 23.405 acres of land, more or less.



Misty J. Clark
Misty J. Clark, RPLS 6656
May 28, 2026