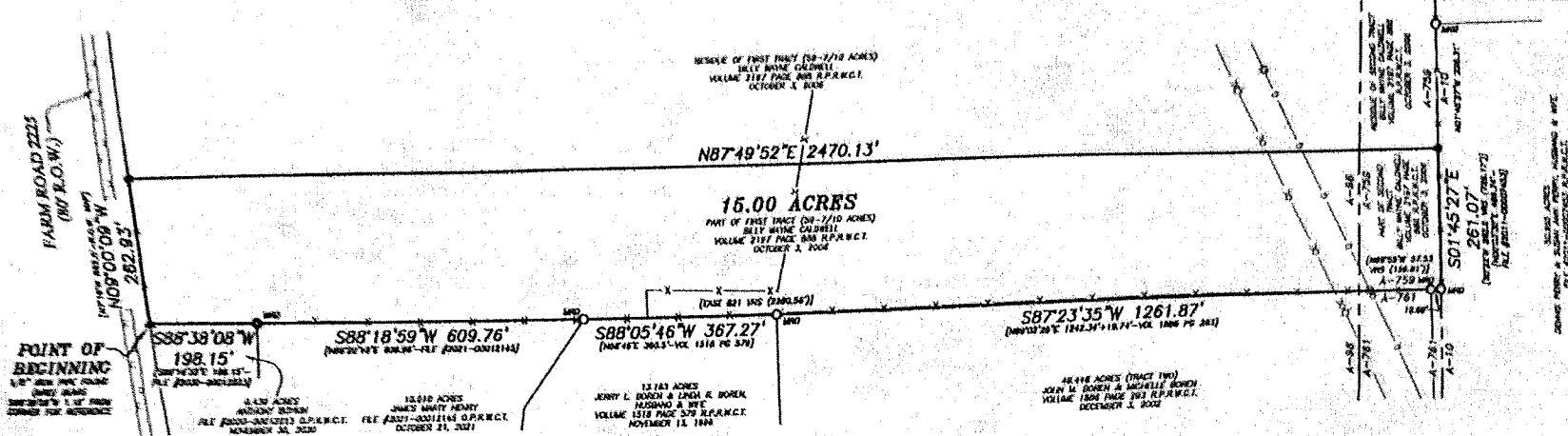




BOUNDARY DESCRIPTION

ALL that certain lot, tract or parcel situated in the Santiago Calderon Survey, Abstract No. 98, and the J.V. White Survey, Abstract No. 759, Wood County, Texas, and being part of the First Tract (called 59-77/8 acres) and part of the Second Tract conveyed from R.M. Caldwell and Billy Wayne Caldwell to Billy Wayne Caldwell by Warranty Deed recorded in Volume 2197, Page 444, Real Property Records, Wood County, Texas, (R.P.R.W.C.T.), and said tract being described by notes and bounds as follows:

BEGINNING: at a point at the intersection of the south line of said First Tract and the east right of way of Farm Road 2225 (80 feet right of way) and at the northwest corner of a called 0.430 acre tract conveyed to Anthony Doykin by deed recorded in File #2020-0001223, Official Public Records, Wood County, Texas, (O.P.R.W.C.T.), for a corner. From said point, a 1/2 inch iron pipe found bears South 18 Degrees 34 Minutes 04 Seconds West a distance of 1.18 feet for a reference;

THENCE South 89 Degrees 00 Minutes 00 Seconds West along the east right of way of said Farm Road 2225, parallel with and 40 feet from the centerline, a distance of 262.93 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner;

THENCE South 87 Degrees 49 Minutes 22 Seconds East across said First Tract and said Second Tract a distance of 2470.13 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set on the east line of said Second Tract and the west line of a called 50.955 acre tract conveyed to Dennis Perry and Susan Ann Perry, husband and wife, by deed recorded in File #2001-00007453, R.P.R.W.C.T., for a corner. From said point, a 1/2 inch iron rod found at the northwest corner of said 50.955 acre tract bears North 01 Degree 45 Minutes 27 Seconds West a distance of 228.31 feet for a reference;

THENCE South 45 Degrees 45 Minutes 27 Seconds East along the east line of said Second Tract and the west line of said 50.955 acre tract a distance of 261.07 feet to a 1/2 inch iron rod found at the southeast corner of said Second Tract and an angle corner of said 50.955 acre tract for a corner;

THENCE South 87 Degrees 25 Minutes 15 Seconds West along the south line of said Second Tract, passing a 1/2 inch iron rod found at the northeast corner of a called 49.448 acre tract (Tract Two) conveyed to John M. Boren and Michelle Boren by deed recorded in Volume 1886, Page 293, R.P.R.W.C.T., at a distance of 19.86 feet for a reference, and continuing along the south line of said Second Tract and said First Tract and the north line of said 49.448 acre tract a total distance of 1261.87 feet to a 1/2 inch iron rod found at the northwest corner of said 49.448 acre tract and the southeast corner of a called 13.163 acre tract conveyed to Jerry L. Boren and Linda R. Boren, husband and wife, by deed recorded in Volume 1518, Page 579, R.P.R.W.C.T., for a corner;

THENCE South 84 Degrees 05 Minutes 46 Seconds West along the south line of said First Tract and the north line of said 13.163 acre tract a distance of 367.27 feet to a 1/2 inch iron rod found at the northwest corner of said 13.163 acre tract and the northeast corner of a called 10.010 acre tract conveyed to Susan Mary Henry by deed recorded in File #2021-00012145, O.P.R.W.C.T., for a corner;

THENCE South 84 Degrees 18 Minutes 59 Seconds West along the south line of said First Tract and the northerly most north line of said 10.010 acre tract a distance of 609.76 feet to a 1/2 inch iron pipe found at the northerly most northwest corner of said 10.010 acre tract and the northeast corner of said 0.430 acre tract for a corner;

THENCE South 88 Degrees 38 Minutes 08 Seconds West along the south line of said First Tract and the north line of said 0.430 acre tract a distance of 198.15 feet to the POINT OF BEGINNING and containing 15.00 acres of land.

FIELD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 44-09-00221C, dated September 3, 2010, published by the Federal Emergency Management Agency.

DISCLAIMER NOTES:

1. Basis of bearings is the Texas Coordinate System of 1983, North Central Zone. All bearings and distances shown herein are grid values. To convert to surface values, divide by a conversion scale factor of 0.9998715.
2. All record calls are limited to 1/2 inch iron rod found in Volume 2197, Page 444, R.P.R.W.C.T., and as otherwise noted.
3. This survey was prepared without the benefit of a title report or title commitment. There may be additional encumbrances, setbacks or other restrictions affecting this tract that are not shown herein. No comment search was made by this office pertaining to this property.
4. The undersigned does hereby certify that this plot represents an accurate survey made on June 23, 2024, and the boundaries as shown are according to the recorded references shown. Except as shown, this property is not a public roadway, and there are no visible conflicts, encroachments, or overlapping of map boundaries. This survey is being provided solely for the use of the current parties and no assurance has been intended, implied or intended, to copy the survey except as is necessary in conjunction with the original instrument.

Surveyor: Greg Connaughton

Surveyor: Billy Wayne Caldwell



GREG CONNAUGHTON, P.L.R. NO. 6110

15.00 ACRES
FARM ROAD 2225, QUITMAN, TEXAS
SANTIAGO CALDERON SURVEY, ABSTRACT NO. 98
J.V. WHITE SURVEY, ABSTRACT NO. 759
WOOD COUNTY, TEXAS

LEGEND			
○	1/2" Iron Pipe Found		
●	1/2" Iron Rod Found		
○	Opposite 1/2" Iron Rod (Tri-Point Surveying) Set		
▲	Point for Corner		
MB	Measurement of Record Discrepancy		
○	Gas Pipeline Marker		
○	Utility Pole		
---	Abstract Line		
---	Asphalt Paving		
---	Dashed Gas Pipeline		
---	Dashed Utility Wire		
---	Wire Fence		

Tri-Point Surveying, LLC 903 E. Leaton Dr., Suite 103 Ennis, TX 79120 Office: 202-472-2111 Email: admin@tri-point-surveying.com Firm# 10194270			
JOB NUMBER: 26-0606	SCALE: 1" = 240'	PARTY CHIEF: KE	BOUNDARY SURVEY
DATE: 06/26/24	SHEET: 1 OF 1	TECHNICIAN: GC	DRAWN BY: GC
REVISIONS:			

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