27182

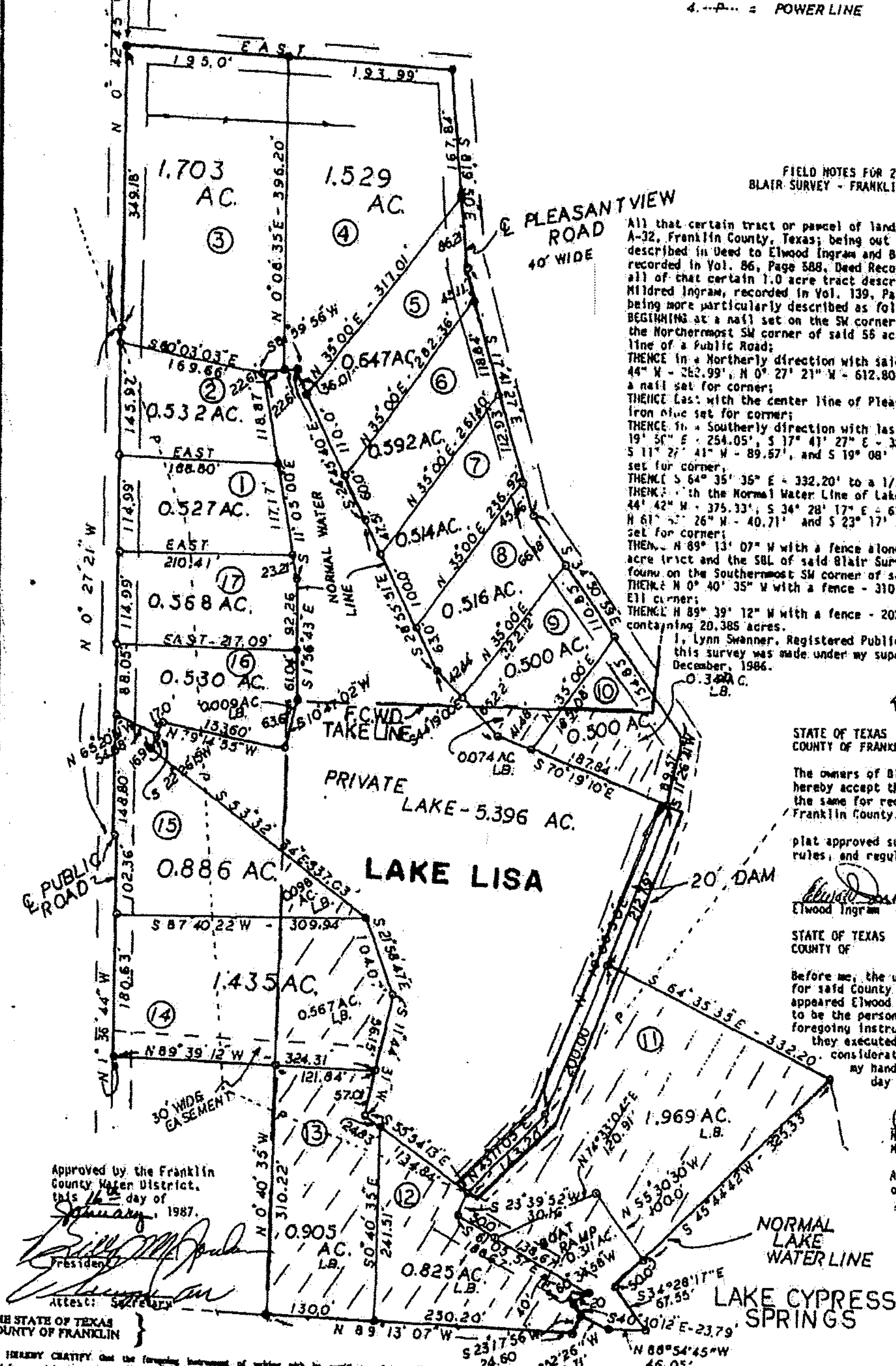
BLAIR CREEK COVE ESTATES

PHASE I

FILED FOR RECORD
at 10:45 o'clock A.M.
JAN 26 1987
WANDA JOHNSON, County Clerk
Franklin County, Texas
By W.J.

NOTES:
1. L.B. = LEASE BACK PROPERTY
2. //// = AREA IN LEASE BACK
3. ⊙ = 1/2" IRON PIPE
4. --P-- = POWER LINE

SCALE: 1" = 100'



FIELD NOTES FOR 20.385 ACRES
BLAIR SURVEY - FRANKLIN COUNTY, TEXAS

All that certain tract or parcel of land situated in the J. R. Blair Survey, A-32, Franklin County, Texas; being out of that certain 55 acre tract described in Deed to Elwood Ingram and Bill Ingram, dated March 12, 1966, recorded in Vol. 86, Page 588, Deed Records of Franklin County, Texas; and all of that certain 1.0 acre tract described in Deed to B. F. Ingram and Mildred Ingram, recorded in Vol. 139, Page 159 of said Deed Records; and being more particularly described as follows:

BEGINNING at a nail set on the SW corner of said 1.0 acre tract, being on the Northernmost SW corner of said 55 acre tract, and being on the center line of a Public Road;

THENCE in a Northerly direction with said center line as follows: N 1° 36' 44" W - 262.99', N 0° 27' 21" W - 612.80', and N 0° 42' 45" W - 349.18' to a nail set for corner;

THENCE East with the center line of Pleasantview Road - 388.99' to a 1/2" iron pipe set for corner;

THENCE in a Southerly direction with last said center line as follows: S 8° 19' 50" E - 254.05', S 17° 41' 27" E - 322.34', S 34° 50' 59" E - 331.08', S 11° 27' 41" W - 89.57', and S 19° 08' 30" W - 212.79' to a 1/2" iron pipe set for corner;

THENCE S 64° 35' 36" E - 332.20' to a 1/2" iron pipe set for corner;

THENCE with the Normal Water Line of Lake Cypress Springs as follows: S 45° 44' 42" W - 375.33', S 34° 28' 17" E - 67.55', N 88° 54' 45" W - 46.05', N 61° 52' 26" W - 40.71' and S 23° 17' 56" W - 24.60' to a 1/2" iron pipe set for corner;

THENCE N 89° 13' 07" W with a fence along the Southernmost SBL of said 55 acre tract and the SBL of said Blair Survey - 380.20' to a 1/2" iron rod found on the Southernmost SW corner of said 55 acre tract;

THENCE N 0° 40' 35" W with a fence - 310.22' to a 1/2" iron pipe set for an Ell corner;

THENCE N 89° 39' 12" W with a fence - 202.47' to the place of beginning containing 20.385 acres.

I, Lynn Swanner, Registered Public Surveyor, do hereby certify that this survey was made under my supervision during the month of December, 1986.

Lynn Swanner, R. P. S. No. 3806

STATE OF TEXAS
COUNTY OF FRANKLIN

The owners of Blair Creek Cove Estates, Phase I, do hereby accept this plat of subdividing and offer the same for recording in the Plat Records of Franklin County, Texas.

This plat approved subject to all platting ordinances, rules, and regulations of Franklin County, Texas.

Elwood Ingram   Bill Ingram

STATE OF TEXAS
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Elwood Ingram and Bill Ingram, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this the 31st day of January, 1987.

Notary Public, State of Texas
My Commission Expires: 1-27-90

Approved by the Commissioners Court of Franklin County, Texas, this the 26 day of January, 1987.

Commissioner No. 1
Commissioner No. 2
Commissioner No. 3
Commissioner No. 4

Approved by the Franklin County Water District, this 16 day of January, 1987.

President
Attest: Secretary

THE STATE OF TEXAS
COUNTY OF FRANKLIN

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 26th day of January A.D. 1987 at 10:45 o'clock A M., and was duly recorded by me on the 26th day of January in Vol. H page 431 of the Surveyors Plat Cabinet # 139A Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in Mt. Vernon, Texas, the day and year last above written.

Wanda Johnson, Franklin County Clerk
Mt. Vernon, Texas

By ________ Deputy

27182

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139n