

MARY WARD SURVEY
ABSTRACT NO. 603
WOOD COUNTY, TEXAS

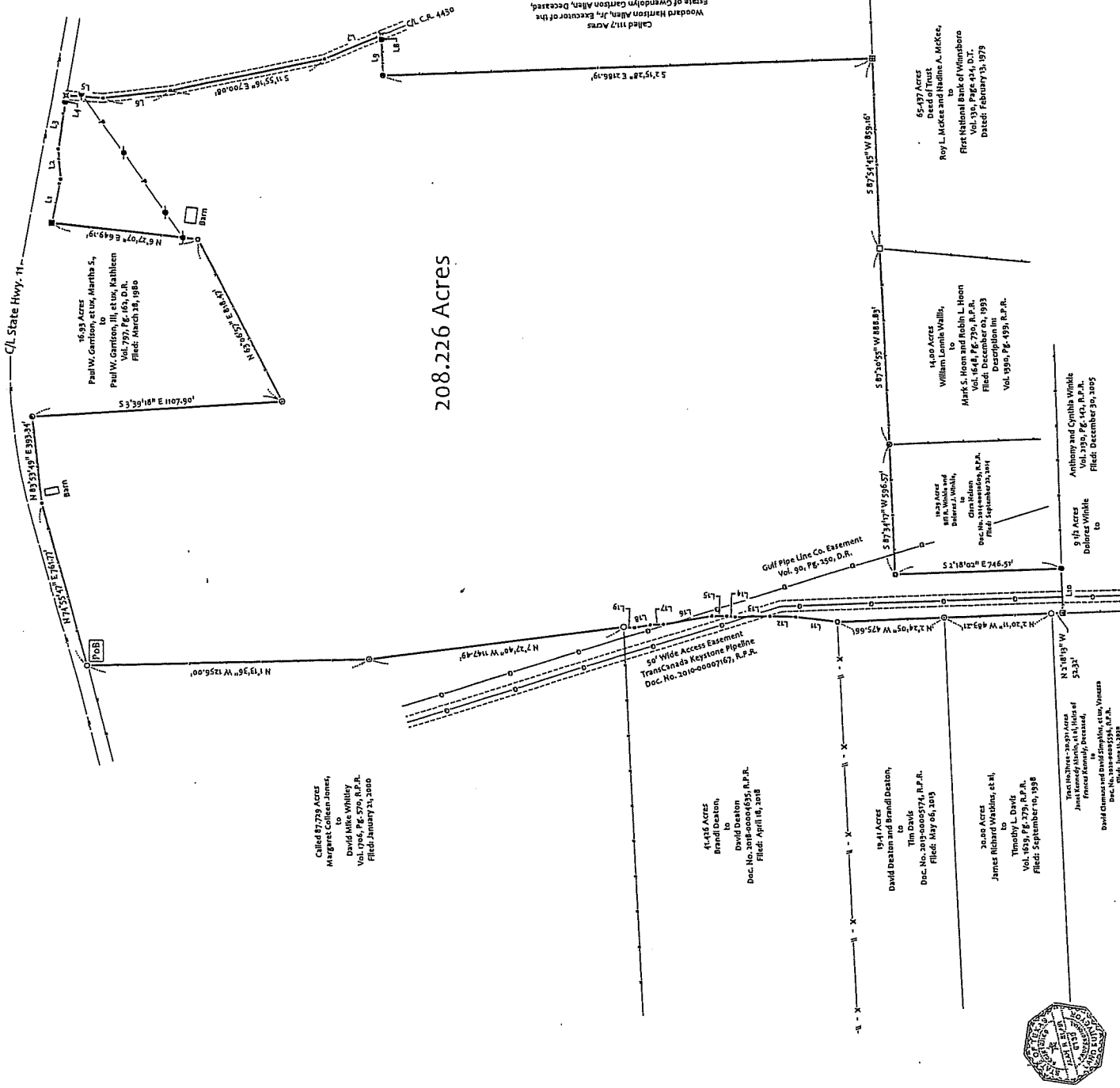
Line	Bearing	Horiz Dist
L1	S 78° 35' 54" E	195.36'
L2	N 85° 56' 51" E	195.51'
L3	S 81° 53' 10" E	216.28'
L4	S 81° 53' 10" E	29.40'
L5	S 4° 04' 18" W	164.53'
L6	S 56° 00' 06" E	299.44'
L7	S 53° 54' 07" E	278.39'
L8	S 88° 10' 24" W	19.37'
L9	S 88° 10' 24" W	16.57'
L10	S 87° 49' 42" W	20.17'
L11	N 6° 30' 10" E	191.16'
L12	N 1° 49' 19" E	116.26'
L13	N 1° 32' 59" W	155.61'
L14	N 5° 51' 10" E	34.47'
L15	N 1° 10' 44" E	66.87'
L16	N 5° 59' 43" W	218.51'
L17	N 19° 27' 27" W	59.33'
L18	N 1° 18' 00" W	64.58'
L19	N 4° 23' 34" E	47.57'

LEGEND
○ Find. 1 st D. Bolt of Arc Fence Corner Post
⊕ Find. 1 st D. Wood Fence Corner Post
● Find. 2 nd D. Bolt of Arc Fence Corner Post
● Find. 5 th D. Iron Pipe Fence Corner Post
● Find. 4 th D. Wood Fence Corner Post
⊕ Find. X-Tile Fence Corner Post
⊕ Find. Row Marker (Damaged)
⊕ Find. 2 nd Iron Pipe
⊕ Find. 1 st Iron Pipe
⊕ Find. 1 st Flat Iron
⊕ Find. 3/8" Iron Rod
⊕ Find. 1/2" Iron Rod
⊕ Find. 3/8" Iron Rod
⊕ Set 1/2" Iron Rod (TSR)
⊕ Set PK Nail
• Point for Corner
• Power Pole
• Utility Power
• Fence Barb Wire
• Down Fence Barb Wire

Examination
The only visible easements affecting this land are:
1. Power Line
2. Pipeline - Gulf Pipe Line Co. Vol. 20, Pg. 250, D.R.
3. Pipeline - TransCanada Keystone Pipeline
Doc. No. 2010-0000167, R.P.R.

Surveyor's Notes:
1. This plat is accompanied by Field Notes of this same date and certification.
2. Readings based on Quad 611 North as measured using GPS on November 14, 2020, operating within the parameters of NGS 84.
3. (TSR) = Typical Steel Rod and is a 1/2" x 24" ribbed with surveyor's cap marked "Bull H" L.C. 6115".
4. Due to inaccessibility and/or new subsidence in the original survey shown herein may differ slightly from original calls.
Certification:
I, Alan R. Blain, Registered Professional Land Surveyor No. 8134, do hereby certify that the plat herein represents an accurate survey of the land described herein, and that the same is a true and correct copy of the original survey. Except as shown, there are no visible encroachments, easements, or overlapping of improvements.
GIVEN UNDER MY HAND AND SEAL this 4th day of December, 2020.

Alan R. Blain
Notary Public, Registered Professional Land Surveyor No. 8134



208.226 Acres

Woodward Harrison Allen, Jr. (Life Estate)
Doc. No. 2018-0001753, R.P.R.
Filed: December 31, 2018
Called 111.7 Acres
Estate of Gwendolyn Carlton Allen, Deceased.

65.437 Acres
Deed of Trust
Roy L. McKee and Nadine A. McKee,
First National Bank of Wintersboro
Vol. 195, Page 414, D.T.
Dated: February 15, 1979

14.00 Acres
William Lammie Wallin,
Mark S. Hoon and Robin L. Hoon
Vol. 644, Pg. 790, R.P.R.
Filed: December 02, 1993
Description in
Vol. 990, Pg. 499, R.P.R.

10.24 Acres
Bert A. Winkler and
Dolores A. Winkler,
Glen Edition
Doc. No. 2018-0000167, R.P.R.
Filed: September 14, 2018

9.16 Acres
Anthony and Cynthia Winkler
Vol. 239, Pg. 14, R.P.R.
Filed: December 30, 2005
Dolores Winkler
to

19.41 Acres
David Deaton and Brandi Deaton,
Tim Davis
Doc. No. 2019-0000574, R.P.R.
Filed: May 06, 2019

30.00 Acres
James Richard Wadkins, et al,
Timothy Davis
Vol. 426, Pg. 279, R.P.R.
Filed: September 10, 1998

12.24 Acres
The Texas State Survey
James W. Wadkins, et al, Heirs of
James Wadkins, deceased,
David Deaton and David Deaton, et al, Vendors
Doc. No. 2018-0000167, R.P.R.
Filed: June 11, 2018

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Firm No. 1017720
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Field Notes for **208.226 Acres**
Mary Ward Survey, A-603
Wood County, Texas

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the Mary Ward Survey, Abstract No. 603, being all of that certain Tract One – 1.4 acres, Tract Two – 3.56 acres and all of that certain residue of Tract Three – 197.8 acres described in a Deed from Martha S. Garrison, to Paul Walker Garrison, III, et ux, Kathleen, filed May 24, 2002, recorded in Volume 1849, Page 193, Real Property Records of said County, and bounded as follows:

Beginning at a 1/2 inch iron rod found on the recognized NWC of said 197.8 acre tract, same being on the NWC of a called 87.729 acre tract described in a Deed from Margaret Colleen Jones, to David Mike Whitley, filed January 21, 2000, recorded in Volume 1706, Page 570, Real Property Records of said County and being on the South right-of-way line of State Highway 11;

Thence North 74° 55' 47" East, along the South right-of-way line of said State Highway 11, for a distance of 761.77 feet to a point for corner and North 83° 53' 49" East, continuing along said right-of-way line, for a distance of 393.34 feet to a 1/2 inch iron rod (TSR) set on the NWC of a 16.93 acre tract described in a Deed from Paul W. Garrison, et ux, Martha S., to Paul W. Garrison, III, et ux, Kathleen, filed March 28, 1980, recorded in Volume 797, Page 162, Deed Records of said County;

Thence South 3° 39' 18" East, along the WBL of said 16.93 acre tract, for a distance of 1107.90 feet to a 1/2 inch iron rod (TSR) set on the SWC of said 16.93 acre tract;

Thence North 63° 06' 57" East, generally along the fenced SBL of said 16.93 acre tract, for a distance of 818.47 feet to a 12 inch diameter Bois d' Arc fence corner post found on the SEC of said 16.93 acre tract;

Thence North 6° 27' 07" East, generally along the fenced EBL of said 16.93 acre tract, for a distance of 649.19 feet to a concrete right-of way marker (damaged) found on the NEC of said 16.93 acre tract and being on the South right-of-way line of said State Highway 11;

Thence in an Easterly direction with the South right-of-way line of said State Highway 11 as follows:

South 78° 35' 58" East, for a distance of 199.36 feet to a point for corner,
North 85° 56' 51" East, for a distance of 136.52 feet to a point for corner, and
South 81° 53' 10" East, at a distance of 216.28 feet passing a 7 inch diameter iron pipe fence corner post found of reference and continuing a total distance of 245.68 feet to a PK nail set on the centerline of County Road 4430 and being on the EBL of the residue of said 197.8 acre tract;

Thence in a Southerly direction with the centerline of said County Road 4430 as follows:

South 4° 05' 18" West, for a distance of 164.52 feet to a point for corner,
South 6° 47' 06" East, for a distance of 299.44 feet to a point for corner,
South 11° 55' 16" East, for a distance of 700.08 feet to a point for corner, and
South 22° 39' 47" East, for a distance of 278.79 feet to a PK nail set on the NBL of a called 111.7 acre tract described in a Deed from Woodard Harrison Allen, Jr., Executor of the Estate of Gwendolyn Garrison Allen, Deceased, to Woodard Harrison Allen, Jr., (Life Estate), filed December 31, 2018, recorded in Document No. 2018-00011783, Real Property Records of said County and being on the SEC of said 1.4 acre tract;

Thence South 88° 18' 24" West, generally along the fenced SBL of said 1.4 acre tract and the NBL of said called 111.7 acre tract at a distance of 19.71 feet passing a 5 inch diameter Bois d' Arc fence corner post found for a reference and continuing a total distance of 181.28 feet to a X-tie fence post found on the NWC of said 111.7 acre tract and also being on the SWC of said 1.4 acre tract;

Thence South 2° 15' 28" East, generally along the fenced WBL of said 111.7 acre tract, for a distance of 2186.19 feet to a 12 inch diameter wood fence corner post found on the NBL of a 65.437 acre tract described in Deed of Trust from Roy L. McKee and Nadine A. McKee, to the First National Bank of Winnsboro, filed February 13, 1979, recorded in Volume 130, Page 424, Deed of Trust Records of said County;

Thence South 87° 54' 45" West, generally along the fenced NBL of said 65.437 acre tract, for a distance of 859.16 feet to a 1 inch flat iron found on the NWC of said 65.437 acre tract and being on the NEC of a 14.00 acre tract conveyed in a Deed from William Lonnie Wallis, to Mark S. Hoon and Robin L. Hoon, filed December 02, 1993, recorded in Volume 1648, Page 730, Real Property Records of said County, for a described in Volume 1390, Page 499, Real Property Records of said County;

Thence South 87° 20' 55" West, generally along the fenced NBL of said 14.00 acre tract, for a distance of 888.83 feet to a 3/8 inch iron rod found on the NWC of said 14.00 acre tract and being on the NEC of a 10.29 acre tract described in a Deed from Bill R. Winkle and Dolores J. Winkle, to Clara Nelson, filed September 22, 2014, recorded in Document No. 2014-00010609, Real Property Records of said County;

Thence South 87° 34' 17" West, generally along the fenced NBL of said 10.29 acre tract, for a distance of 596.57 feet to a 4 inch diameter wood fence corner post found on the NWC of said 10.29 acre tract and being on the NEC of said 3.56 acre tract;

Thence South 2° 18' 02" East, along the WBL of said 10.29 acre tract and the EBL of said 3.56 acre tract, for a distance of 746.51 feet to a 4 inch diameter Bois d' Arc found on the SWC of said 10.29 acre tract and being on the SEC of said 3.56 acre tract and also being on the NBL of a 9 1/2 acre tract described in a Deed from Dolores Winkle to Anthony and Cynthia Winkle, filed December 30, 2005, recorded in Volume 2130, Page 142, Real Property Records of said County;

Thence South 87° 49' 42" West, generally along the fenced SBL of said 3.56 acre tract and the NBL of said 9 1/2 acre tract, for a distance of 202.17 feet to a 2 inch iron pipe found on the SWC of said 3.56 acre tract and being on the NWC of said 9 1/2 acre tract and also being on the EBL of Tract No. Three – 20.921 acres described in Deed from Janet Kennedy Martin, et al, Heirs of Frances Kennedy, Deceased, to David Clemens and David Simpkins, et ux, Vanessa, filed June 11, 2020, recorded in Document No. 2020-00005596, Real Property Records of said County;

Thence North 2° 18' 13" West, generally along the fenced WBL of said 3.56 acre tract and the EBL of said 20.921 acre tract, for a distance of 52.32 feet to a 1 inch iron pipe found on the SEC of a 20.00 acre tract described in a Deed from James Richard Watkins, et al, to Timothy L. Davis, filed September 10, 1998, recorded in Volume 1629, Page 279, Real Property Records of said County;

Thence North 2° 20' 11" West, generally along the fenced WBL of said 3.56 acre tract and the EBL of said 20.00 acre tract, for a distance of 483.21 feet to a 1/2 inch iron rod (TSR) set on the NEC of said 20.00 acre tract and being on the SEC of a 19.41 acre tract described in a Deed from David Deaton and Brandi Deaton, to Tim Davis, filed May 06, 2013, recorded in Document No. 2013-00005174, Real Property Records of said County;

Thence North 2° 24' 05" West, generally along the fenced WBL of said 3.56 acre tract and the EBL of said 19.41 acre tract, for a distance of 475.66 feet to a 5/8 inch iron rod found on the NEC of said 19.41 acre tract and being on the SEC of a 41.426 acre tract described in a Deed from Brandi Deaton to David Deaton, filed April 18, 2018, recorded in Document No. 2018-00004635, Real Property Records of said County;

Thence in a Northerly direction generally along the fenced WBL of said 197.8 acre tract and the EBL of said 41.426 acre tract as follows:

North 6° 30' 20" East, for a distance of 191.16 feet to a point for corner,
 North 1° 49' 49" East, for a distance of 116.26 feet to a point for corner,
 North 1° 35' 59" West, for a distance of 155.61 feet to a point for corner,
 North 5° 52' 16" East, for a distance of 38.47 feet to a point for corner,
 North 1° 16' 44" East, for a distance of 66.87 feet to a point for corner,
 North 9° 59' 43" West, for a distance of 218.51 feet to a point for corner,
 North 2° 13' 27" West, for a distance of 59.37 feet to a point for corner,
 North 11° 18' 00" West, for a distance of 68.58 feet to a point for corner, and

North 4° 27' 34" East, for a distance of 47.57 feet to a 1/2 inch iron pipe found on the NEC of said 41.426 acre tract and being on the SEC of said called 87.729 acre tract;

Thence North 7° 27' 40" West, along the WBL of said 197.8 acre tract and the EBL of said called 87.729 acre tract, for a distance of 1147.49 feet to a 1/2 inch iron rod (TSR) set for an angle corner;

Thence North 1° 13' 36" West, along the WBL of said 197.8 acre tract and the EBL of said called 87.729 acre tract, for a distance of 1256.00 feet to the **Place of Beginning** containing **208.226 acres**.

Note: Bearings based on Geodetic North as measured using GPS on November 18, 2020, operating within the parameters of WGS-84.

(TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Field Notes 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 04th day of December, 2020.

Alan R Blair

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

