

**MARY WARD SURVEY  
ABSTRACT NO. 603  
WOOD COUNTY, TEXAS**

37.000 Acres  
Linda Love Knight,  
to  
Donald J. Tamplain, et ux, Sheryln  
Doc. No. 2009-00007010, R.P.R.  
Filed June 02, 2009

Residue of First Tract - 43 1/2 Acres  
Linda Love Knight,  
to  
Donald Lee Love  
Vol. 2150, Pg. 252, R.P.R.  
Filed March 31, 2006

Residue of First Tract - 37.15 Acres  
Rita P. Magee, a feme sole,  
to  
Carl Griffin, et ux, Zonnie  
Vol. 1208, Pg. 560, R.P.R.  
Filed August 07, 1990

22.5 Acres  
Larry F. Smith, et ux, Nerine,  
to  
W. H. Whitley, et ux, Linda  
Vol. 577, Pg. 415, D.R.  
Filed April 24, 1967

22 1/2 Acres  
Alton H. Kossey, et ux, Gloria,  
to  
Carl Griffin, et ux, Zonnie  
Vol. 1419, Pg. 807, R.P.R.  
Filed January 04, 1995

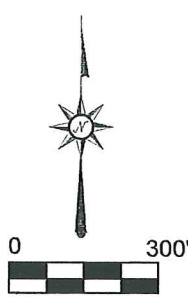
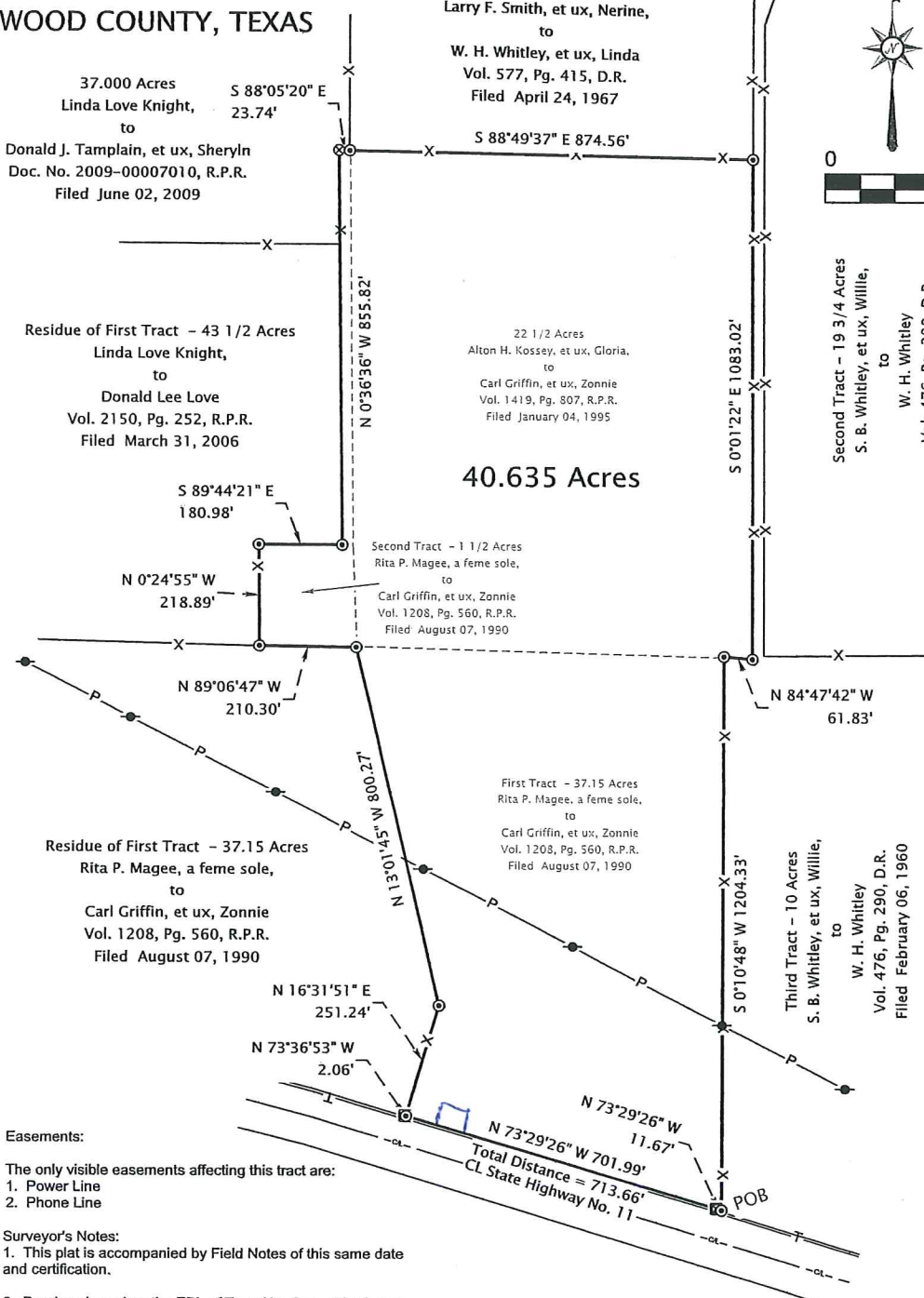
**40.635 Acres**

Second Tract - 1 1/2 Acres  
Rita P. Magee, a feme sole,  
to  
Carl Griffin, et ux, Zonnie  
Vol. 1208, Pg. 560, R.P.R.  
Filed August 07, 1990

First Tract - 37.15 Acres  
Rita P. Magee, a feme sole,  
to  
Carl Griffin, et ux, Zonnie  
Vol. 1208, Pg. 560, R.P.R.  
Filed August 07, 1990

Second Tract - 19 3/4 Acres  
S. B. Whitley, et ux, Willie,  
to  
W. H. Whitley  
Vol. 476, Pg. 290, D.R.  
Filed February 06, 1960

Third Tract - 10 Acres  
S. B. Whitley, et ux, Willie,  
to  
W. H. Whitley  
Vol. 476, Pg. 290, D.R.  
Filed February 06, 1960



**Easements:**

The only visible easements affecting this tract are:  
1. Power Line  
2. Phone Line

**Surveyor's Notes:**

- This plat is accompanied by Field Notes of this same date and certification.
- Bearings based on the EBL of Tract No. One - 61.85 acre Keith tract recorded in Doc. No. 2001-00004934, R.P.R.
- (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
- Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.

**Certification:**

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Plat 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 07th day of December, 2014.

*Alan R Blair*

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



LEGEND	
	Set 1/2" Iron Rod (TSR)
	End. Conc. Row Marker
	End. 1/2" Iron Rod/"Lord"
	Power Pole
	Fence Barb Wire
	Utilities Power
	Utilities Telephone

Blair Surveying & Mapping  
219 C.R. 4360  
Scroggins, Texas 75480  
Phone: 903-365-7518 (Home)  
903-850-3828 (Cell)  
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Job No. 14-1125

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Field Notes for **40.635 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 22 1/2 acre tract described in Deed from Alton H. Kossey, et ux, Gloria, to Carl Griffin, et ux, Zonnie, filed January 04, 1995, recorded in Volume 1419, Page 807, Real Property Records of said County, and all of that certain Second Tract - 1 1/2 acres described in Deed from Rita P. Magee, a feme sole, to Carl Griffin, et ux, Zonnie, filed August 07, 1990, recorded in Volume 1208, Page 560, Real Property Records of said County, and being a part of the certain First Tract - 37.15 acres described in Deed from Rita P. Magee, a feme sole, to Carl Griffin, et ux, Zonnie, filed August 07, 1995, recorded in Volume 1208, Page 560, Real Property Records of said County, and bounded as follows:

**Beginning** at a 1/2 inch iron rod (TSR) set on the SEC of said 37.15 acre tract, same being on the SWC of Third Tract - 10 acres described in Deed from S. B. Whitley, et ux, Willie, to W. H. Whitley, filed February 06, 1960, recorded in Volume 476, Page 290, Deed Records of said County, and being on the North right-of-way line of State Highway No. 11;

THENCE North 73° 29' 26" West along the SBL of said 37.15 acre tract and the North right-of-way line of said State Highway No. 11 at 11.67 feet passing a concrete right-of-way marker and continuing a total distance of 713.66 feet to a 1/2 inch iron rod (TSR) set for corner, a concrete right-of-way marker bears North 73° 36' 53" West - 2.06 feet;

THENCE North 16° 31' 51" East generally along a fence - 251.24 feet to a 1/2 inch iron rod (TSR) set for corner;

THENCE North 13° 01' 45" West - 800.27 feet to a 1/2 inch iron rod (TSR) set on the NBL of said 37.15 acre tract and being on the SWC of said 22 1/2 acre tract;

THENCE North 89° 06' 47" West along the NBL of said 37.15 acre tract - 210.30 feet to a 1/2 inch iron rod (TSR) set on the SWC of said 1 1/2 acre tract and being on the Southernmost SEC of the residue of First Tract - 43 1/2 acres described in Deed from Linda Love Knight, to Donald Lee Love, filed March 31, 2006, recorded in Volume 2150, Page 252, Real Property Records of said County;

THENCE North 00° 24' 55" West generally along the fenced Westernmost WBL of said 1 1/2 acre tract and the Westernmost EBL of said 43 1/2 acre tract - 218.89 feet to a 1/2 inch iron rod (TSR) set on the Southernmost NWC of said 1 1/2 acre tract and being an inner Ell corner of said 43 1/2 acre tract;

THENCE South 89° 44' 21" East generally along the fenced Southernmost NBL of said 1 1/2 acre tract and the Northernmost SBL of said 43 1/2 acre tract - 180.98 feet to a 1/2 inch iron rod (TSR) set on an inner Ell corner of said 1 1/2 acre tract and being on the Northernmost SEC of said 43 1/2 acre tract;

THENCE North 00° 36' 36" West along the Easternmost WBL of said 1 1/2 acre tract and the Easternmost EBL of said 43 1/2 acre tract and passing the Southernmost SEC of a 37.000 acre tract described in Deed from Linda Love Knight, to Donald J. Tamplain, et ux, Sheryln, filed June 02, 2009, recorded in Document No. 2009-00007010, Real Property Records of said County - 855.82 feet to a 1/2 inch iron rod capped "Lord" found on the Northernmost NWC of said 1 1/2 acre tract and being on an inner Ell corner of said 37.000 acre tract;

THENCE South 88° 05' 20" East generally along the fenced Northernmost NBL of said 1 1/2 acre tract and the Northernmost SBL of said 37.000 acre tract - 23.74 feet to a 1/2 inch iron rod set on the NWC of said 22 1/2 acre tract and being on the Northernmost SEC of said 37.000 acre tract and also being on the SWC of a 22.5 acre tract described in Deed from Larry F. Smith, et ux, Nerine, to W. H. Whitley, et ux, Linda, filed April 24, 1967, recorded in Volume 577, Page 415, Deed Records of said County;

THENCE South 88° 49' 37" East generally along the fenced NBL of said 22 1/2 acre tract and the SBL of said 22.5 acre tract - 874.56 feet to a 1/2 inch iron rod (TSR) set on the NEC of said 22 1/2 acre tract and the SEC of said 22.5 acre tract, and being on the WBL of Second Tract - 19 1/4 acres described in Deed from S. B. Whitley, et ux, Willie, to W. H. Whitley, filed February 06, 1960, recorded in Volume 476, Page 290, Deed Records of said County;

THENCE South 00° 01' 22" East generally along the fenced EBL of said 22 ½ acre tract and the WBL of said 19 ¾ acre tract - 1083.02 feet to a ½ inch iron rod (TSR) set on the SEC of said 22 ½ acre tract, the SWC of said 19 ¾ acre tract and being on the NBL of said 10 acre tract;

THENCE North 84° 47' 42" West generally along the fenced SBL of said 22 ½ acre tract and the NBL of said 10 acre tract - 61.83 feet to a ½ inch iron rod (TSR) set on the NEC of said 37.15 acre tract and being on the NWC of said 10 acre tract;

THENCE South 00° 10' 48" West generally along the fenced EBL of said 37.15 acre tract and the WBL of said 10 acre tract - 1204.33 feet to the *Place of Beginning* containing **40.635 acres**.

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

Note: Bearings based on a EBL of Tract No. One – 61.85 acre Keith tract recorded in Document No. 00004934, Real Property Records of Wood County.

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.

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