

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

CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	S84°33'43"E	404.64'	2331.83'	495.20'

LINE	BEARING	DISTANCE
L1	N63°21'49"E	103.47'
L2	N73°57'57"E	100.10'
L3	S71°24'39"E	286.70'

**Easements:**

The only visible easements affecting this tract are:

1. Power Line

**Surveyor's Notes:**

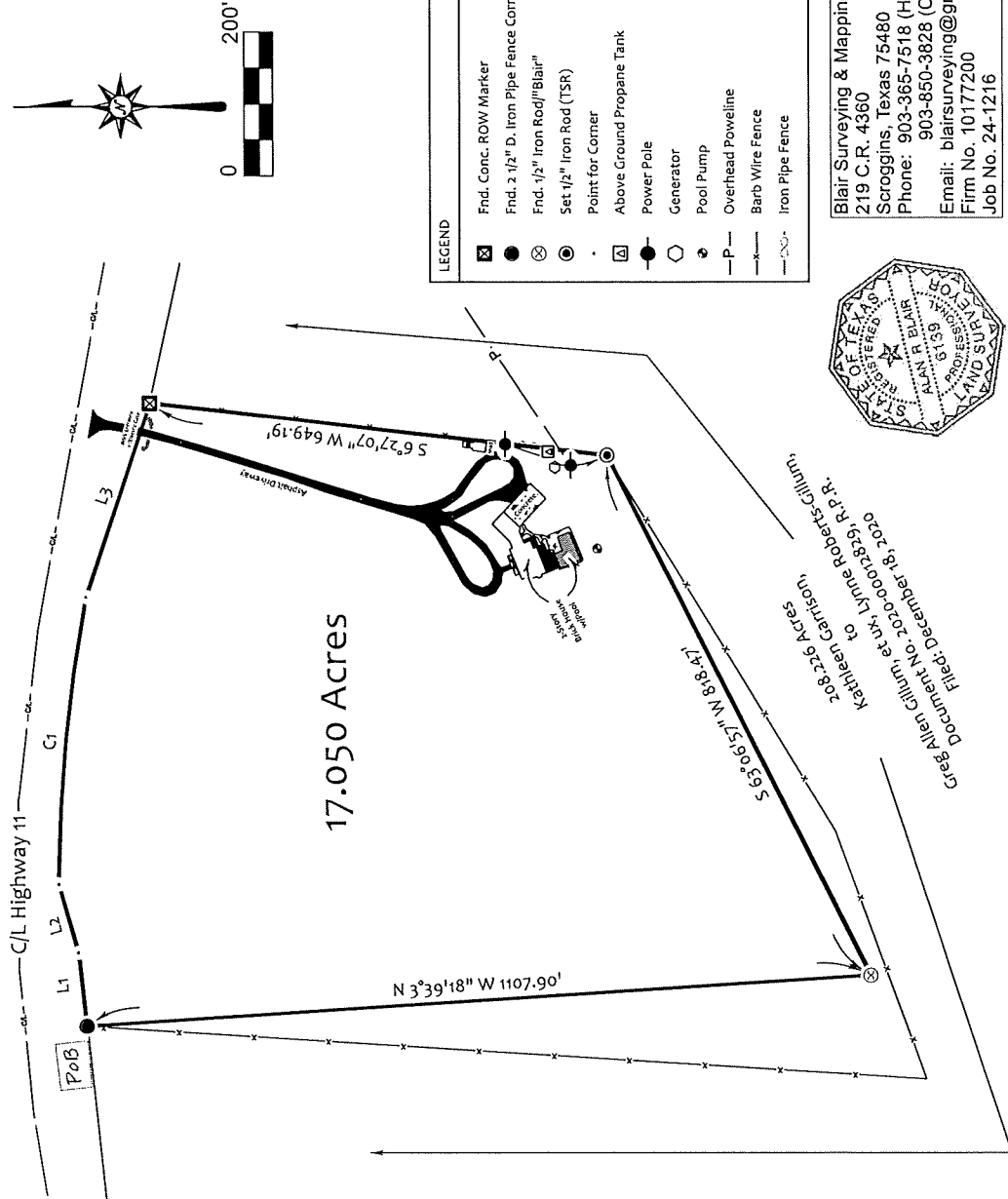
1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on Geodetic North as measured using GPS on December 16, 2024, operating within the parameters of WGS-84.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. 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 20th day of December, 2024.

*Alan R Blair*

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



**LEGEND**

- ☒ Fnd. Conc. ROW Marker
- Fnd. 2 1/2" D. Iron Pipe Fence Corner Post
- ⊗ Fnd. 1/2" Iron Rod/"Blair"
- ⊙ Set 1/2" Iron Rod (TSR)
- Point for Corner
- ⊠ Above Ground Propane Tank
- ⊖ Power Pole
- ⊕ Generator
- ⊗ Pool Pump
- P— Overhead Poweline
- x— Barb Wire Fence
- x— Iron Pipe Fence

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 Job No. 24-1216



208.236 Acres  
 Kathleen Garrison,  
 Document No. 2020-000923839, R. 19, 18,  
 to  
 Greg Allen Gillum et ux, Lime Roberts-Gillum,  
 Filed December 18, 2020

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Field Notes for **17.050 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 16.93 acre tract conveyed in a Last Will and Testament from Paul Walker Garrison, III, to Kathleen Cushion Garrison, filed February 08, 2008, recorded in Volume 2299, Page 105, Real Property Records of said County, and being described in Volume 797, Page 162, Deed Records of said County, and bounded as follows:

**Beginning** at a 2 1/2 inch diameter iron pipe fence corner post found on the NWC of said 16.93 acre tract, same being on the Westernmost NEC of a 208.226 acre tract described in a Deed from Kathleen Garrison, to Greg Allen Gillum, et ux, Lynne Roberts-Gillum, filed December 18, 2020, recorded in Document No. 2020-00012829, Real Property Records of said County, and also being on the South right-of-way line of State Highway No. 11;

Thence in a Northeasterly direction along the NBL of said 16.93 acre tract and the South right-of-way line of said State Highway No. 11, North 83° 32' 49" East, for a distance of 103.47 feet to a point for corner, and North 73° 57' 57" East, for a distance of 100.10 feet to a point on the beginning of a curve to the right;

Thence in a Southeasterly direction along the NBL of said 16.93 acre tract and the South right-of-way line of said State Highway No. 11 and said curve to the right having a chord which bears, South 84° 33' 43" East, a distance of 404.64 feet, a radius of 2231.83 feet, and an arc length of 405.20 feet, to a point on the end of said curve;

Thence South 71° 24' 39" East, along the NBL of said 16.93 acre tract and the South right-of-way line of said State Highway No. 11, for a distance of 286.70 feet to a concrete right-of-way marker found on the NEC of said 16.93 acre tract and being on the Easternmost NWC of said 208.226 acre tract;

Thence South 6° 27' 07" West, generally along the fenced EBL of said 16.93 acre tract and the Easternmost WBL of said 208.226 acre tract, for a distance of 649.19 feet to a 1/2 inch iron rod (TSR) set on the SEC of said 16.93 acre tract and being on an inner EII corner of said 208.226 acre tract;

Thence South 63° 06' 57" West, along the SBL of said 16.93 acre tract and Southernmost NBL of said 208.226 acre tract, for a distance of 818.47 feet to a 1/2 inch iron rod capped "Blair" found on the SWC of said 16.93 acre tract and being on an inner EII corner of said 208.226 acre tract;

Thence North 3° 39' 18" West, along the WBL of said 16.93 acre tract and the Northernmost EBL of said 208.226 acre tract, for a distance of 1107.90 feet to the **Place of Beginning** containing **17.050 acres**.

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

Note: Bearings based on Geodetic North as measured using GPS, on December 16, 2024, operating within the parameters of WGS-84.

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GIVEN UNDER MY HAND AND SEAL this 20th day of December, 2024

*Alan R Blair*

