

**RUPAR & ASSOCIATES, PLLC**  
**Surveying & Mapping**  
P. O. BOX 1412, QUITMAN, TEXAS 75783  
903-763-2949 FAX 903-763-2019

FIELD NOTES 20.184 ACRES  
M. WARD SURVEY, A-558  
FRANKLIN COUNTY, TEXAS  
(CORBITT WF488A)

BEING all of that certain lot, tract, or parcel of land situated in the M. Ward Survey, Abstract No. 558, Franklin County, Texas and being a part of a called 21.651 acre tract of land described in a Deed from Billy V. Cryer to Daniel Raye Corbitt, dated August 04, 2017, as shown of record in Volume 342, Page 869, Official Public Records, Franklin County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found at the Northeast corner of said 21.651 acre tract and being in the West line of a called 26.72 acre tract of land (32.93 Ac. L&E several tracts) described in a Deed from John Stanford and wife, Judy Stanford, to Jonathan M. Richey, dated October 19, 2005, as shown of record in Volume 144, Page 578, Official Public Records, Franklin County, Texas;

THENCE S 01° 56' 42" E, along the East line of said 21.651 acre tract, a distance of 512.12 feet to a 10 inch wood post fence intersection;

THENCE N 89° 18' 01" W, along the most easterly South line of said 21.651 acre tract, same being generally along and through a fence, a distance of 110.90 feet to a 5/8 inch iron rod found at the northerly Northwest corner of a called 0.659 acre tract of land described in a Deed from Billy V. Cryer and Freda Nell Cryer to Lloyd Arnett and Margie Arnett, dated November 12, 2009, as shown of record in Volume 217, Page 168, Official Public Records, Franklin County, Texas;

THENCE S 83° 56' 17" W, across said 21.651 acre tract, a distance of 138.64 feet to a 1/2 inch iron rod set for a corner;

THENCE S 44° 06' 38" W, continuing across said 21.651 acre tract, a distance of 151.16 feet to a 1/2 inch iron rod set for a corner;

THENCE S 19° 19' 32" E, a distance of 235.77 feet to a point for a corner in the Southeast line of said 21.651 acre tract, and being in the North line of Franklin County Road No. 4425, a 1 inch pipe post found for a reference marker bears N 19° 19' 32" W, a distance of 4.80 feet;

THENCE S 73° 19' 57" W, along the Southeast line of said 21.651 acre tract, and along the North line of said County Road, a distance of 632.60 feet to a 1/2 inch iron rod set at the southerly Southwest corner of said 21.651 acre tract and at the Southeast corner of a called 3.00 acre tract of land described in a Deed from Billy V. Cryer and wife, Freda Nell Cryer, to Lewis French and wife, Margaret French, dated October 15, 2010, as shown of record in Volume 231, Page 895, Official Public Records, Franklin County, Texas;

THENCE N 04° 13' 40" W, along the southerly West line of said 21.651 acre tract, and along the East line of said 3.00 acre tract, a distance of 409.47 feet to a 1 inch iron pipe found at the Northeast corner of said 3.00 acre tract;

THENCE S 85° 45' 51" W, along the most westerly South line of said 21.651 acre tract, and along the North line of said 3.00 acre tract, a distance of 294.51 feet to a 1 inch iron pipe found at the westerly Southwest corner of said 21.651 acre tract, same being the Northwest corner of said 3.00 acre tract, and being in the West line of a called 25 acre tract of land described in a Deed from Emma L. Arrington to J. G. Turner, Jr. and wife, Jeffie Turner, dated September 07, 1945, as shown of record in volume 63, Page 206, Deed Records, Franklin County, Texas;

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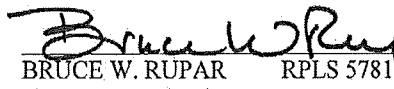
FIELD NOTES 20.184 ACRES  
M. WARD SURVEY, A-558  
FRANKLIN COUNTY, TEXAS  
(CORBITT WF488)

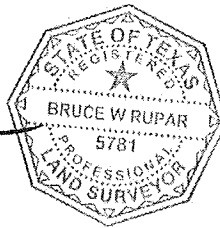
Page 2 of 2

THENCE N 04° 19' 41" W, along the northerly West line of said 21.651 acre tract, a distance of 571.42 feet to a 1 inch flat iron found at the Northwest corner of said 21.651 acre tract;

THENCE N 86° 13' 45" E, along the North line of said 21.651 acre tract, a distance of 1234.28 feet to the POINT OF BEGINNING and containing 20.184 acres of land.

WE, RUPAR & ASSOCIATES, PLLC DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER OUR SUPERVISION DURING THE MONTH OF NOVEMBER, 2021.

  
BRUCE W. RUPAR RPLS 5781  
November 18, 2021



Note: See "PLAT SHOWING SURVEY & DIVISION OF CORBITT TRACT" WF488A of even date herewith.

Bearings as shown hereon are referenced to the monumented westerly South line of said 21.651 acre tract.

All 1/2" iron rods set by Rupar & Associates, PLLC have orange caps stamped "RUPAR RPLS 5781".

WF488A-1/RAF2

RUPAR & ASSOCIATES, PLLC  
 Surveying & Mapping  
 P.O. Box 1412  
 409 S. Main, Quitman, TX 75783  
 936-753-5781 FAX 936-753-2010

M. WARD SURVEY  
 A-558  
 FRANKLIN COUNTY, TEXAS  
 1234.28'

CALLED 25 ACRES  
 EMMA L. ARRINGTON TO J. G. TURNER, Jr. et ux JEFFIE  
 63/206 DR 09-07-1945

20.184 ACRES

BILLY V. CRYER TO DANIEL RAYE CORBITT  
 342/882 OPR 08-04-2017

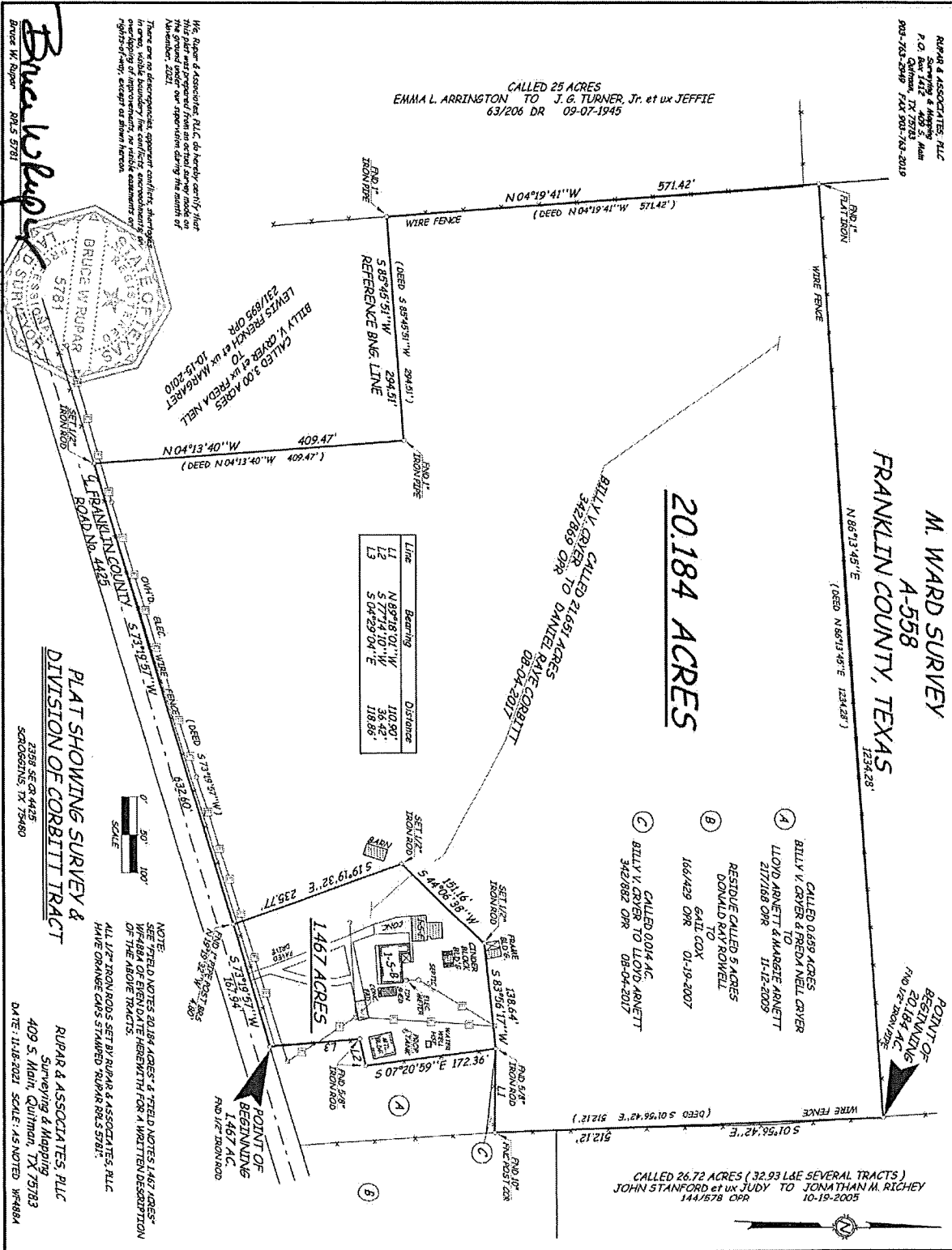
Line	Bearing	Distance
L1	N 85°45'51" W	294.51'
L2	S 85°45'51" W	294.51'
L3	S 04°29'04" E	118.85'

CALLLED 3.00 ACRES  
 BILLY V. CRYER et ux MARGARET  
 231/893 OPR 10-15-2010

CALLLED 21.651 ACRES  
 BILLY V. CRYER TO DANIEL RAYE CORBITT  
 08-04-2017

- (A) CALLLED 0.459 ACRES  
 BILLY V. CRYER & FRED NEEL CRYER  
 TO LLOYD ARNETT & MARGARET ARNETT  
 217/168 OPR 11-12-2009
- (B) RESIDUE CALLED 5 ACRES  
 DONALD RAY ROWELL  
 TO GAIL COX  
 166/429 OPR 01-19-2007
- (C) CALLLED 0.014 AC  
 BILLY V. CRYER TO LLOYD ARNETT  
 342/882 OPR 08-04-2017

CALLLED 26.72 ACRES (32.93 L&E SEVERAL TRACTS)  
 JOHN STANFORD et ux JUDY TO JONATHAN M. RICHEY  
 144/578 OPR 10-19-2005



RUPAR & ASSOCIATES, PLLC, do hereby certify that this plat was prepared by a duly licensed surveyor under the supervision of the principal surveyor during the month of November, 2021.

There are no discrepancies, apparent conflicts, divergences or omissions between the original field notes and this plat. In case of any discrepancy, the original field notes shall prevail.

BRUCE W. RUPAR  
 RLS 5781

PLAT SHOWING SURVEY &  
 DIVISION OF CORBITT TRACT

2388 SE. Q. 1425  
 S. COCKEYNS, TX 75480

RUPAR & ASSOCIATES, PLLC  
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 409 S. Main, Quitman, TX 75783  
 DATE: 11-08-2021 SCALE: AS NOTED W/4884