

Turner & Associates

Land Surveying • Civil Engineering

P. O. Box 632 • 724 S. Main

Quitman, Texas 75783

903-763-2949

FIELD NOTES 15.002 ACRES
G. W. WATSON SURVEY A-608
WOOD COUNTY, TEXAS
(McKINNEY W2441-12)

BEING all of that certain lot, tract, or parcel of land situated in the G. W. Watson Survey, Abstract No. 608, Wood County, Texas and being all of a called 15.002 acre tract described in a Deed from Kenneth T. Freeman and wife Mary Freeman to R. Neil McKinney and wife Barbara A. McKinney dated April 29, 1994 as shown of record in Volume 1384, Page 850, Real Property Records, Wood County, Texas, said 15.002 acre tract being a part of a called 50.003 acre tract described in a Deed from The First National Bank of Quitman to Kenneth T. Freeman dated May 3, 1991 as shown of record in Volume 1237, Page 703, Real Property Records, Wood County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found at the Southwest corner of said 15.002 acre tract and the Southwest corner of said 50.003 acre tract and in or near the centerline intersection of Wood County Road No. 3245 and Wood County Road No. 3230 and in the called West line of said Watson Survey, a 1/2 inch iron rod found for a witness marker bears N 59° 38' 00" W a distance of 40.30 feet;

THENCE N 00° 16' 08" E along the West line of said 50.003 acre tract and the occupied West line of said Watson Survey, a distance of 860.44 feet to a 1/2 inch iron rod found at the Northwest corner of said 15.002 acre tract and the Southwest corner of a called 20.000 acre tract described in a Deed from Clyde William Graves and wife Donna Richard Graves to Joseph L. Petronella and wife Phyllis Ann Petronella dated November 25, 1998 as shown of record in Volume 1643, Page 46, Real Property Records, Wood County, Texas, a 16 inch Red Oak marked "X" bears N 88° 17' E a distance of 22.1 feet;

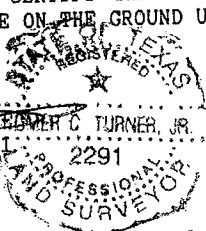
THENCE S 88° 20' 57" E along the South line of said 20.000 acre tract, a distance of 758.44 feet to a 1/2 inch iron rod found at the Northeast corner of said 15.002 acre tract and the Northwest corner of a called 15.001 acre tract described in a Deed from Kenneth T. Freeman and wife Mary Freeman to Wess D. Childers and wife Tara R. Childers dated April 29, 1994 as shown of record in Volume 1384, Page 886, Real Property Records, Wood County, Texas;

THENCE S 00° 06' 12" W along the West line of said 15.001 acre tract, a distance of 860.50 feet to a railroad spike found at the Southeast corner of said 15.002 acre tract and the Southwest corner of said 15.001 acre tract in the South line of said 50.003 acre tract and near the centerline of said County Road No. 3245, a 1/2 inch iron rod found for a witness marker bears N 00° 06' 12" E a distance of 30.00 feet;

THENCE N 88° 20' 57" W along the South line of said 50.003 acre tract and along said centerline, a distance of 760.93 feet to the POINT OF BEGINNING and containing 15.002 acres of land, of which approximately 0.52 acres lie within the limits of said County Road No. 3245.

WE TURNER & ASSOCIATES DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER OUR SUPERVISION DURING THE MONTH OF JUNE, 2001.

HOMER C. TURNER, JR. RPLS NO. 2291
July 2, 2001



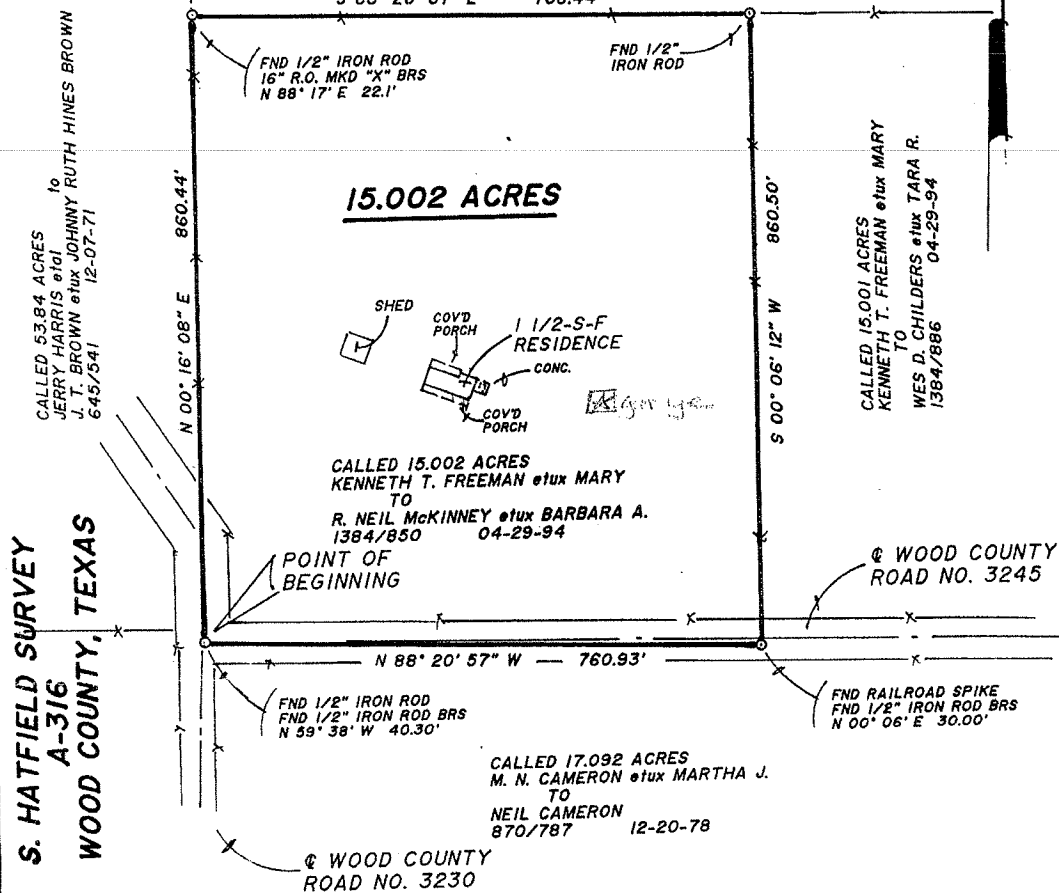
Note:

The bearings as shown hereon should be rotated by 00° 53' 52" in a counter clockwise direction to obtain "True Bearings" as determined by solar observation. See "PLAT SHOWING SURVEY OF R. NEIL MCKINNEY TRACT" W2441-12 of even date herewith.

TURNER & ASSOCIATES
P. O. BOX 632
724 SOUTH MAIN
QUITMAN, TEXAS 75783
(903) 763 2949

**G. W. WATSON SURVEY
A-608
WOOD COUNTY, TEXAS**

CALLED 20.000 ACRES
CLYDE WILLIAM GRAVES etux DONNA RAMONA
TO
JOSEPH L. PETRONELLA etux PHYLLIS ANN
1643/46 11-25-98



NOTE:
SEE "FIELD NOTES 15.002 ACRES" W2441-12.DAT OF EVEN
DATE HERewith FOR A WRITTEN DESCRIPTION OF THE
ABOVE TRACT.

BEARINGS AS SHOWN HEREON SHOULD BE ROTATED BY
00° 53' 52" IN A COUNTER-CLOCKWISE DIRECTION TO
OBTAIN "TRUE BEARINGS" AS DETERMINED BY SOLAR
OBSERVATION.

We, Turner & Associates do hereby certify that this
plat was prepared from an actual survey made on
the ground under our supervision during the month of
June, 2001.

There are no discrepancies, apparent conflicts, shortages
in area, visible boundary line conflicts, encroachments, or
overlapping of improvements, no visible easements or
rights-of-way, except as shown hereon.

The improvements on this tract do not lie within the limits
of a "SPECIAL FLOOD HAZARD AREA" as defined by FLOOD
HAZARD BOUNDARY MAP, COMMUNITY PANEL
No. 481055 0008 A effective date May 31, 1977.

**PLAT SHOWING SURVEY OF
R. NEIL McKINNEY TRACT**

**TURNER & ASSOCIATES
QUITMAN, TEXAS**

Homer C. Turner, Jr. R.P.L.S. No. 2291

DATE: 07-02-01 SCALE: 1" = 200' W2441-12.DAT