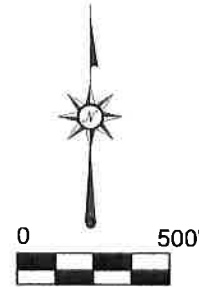
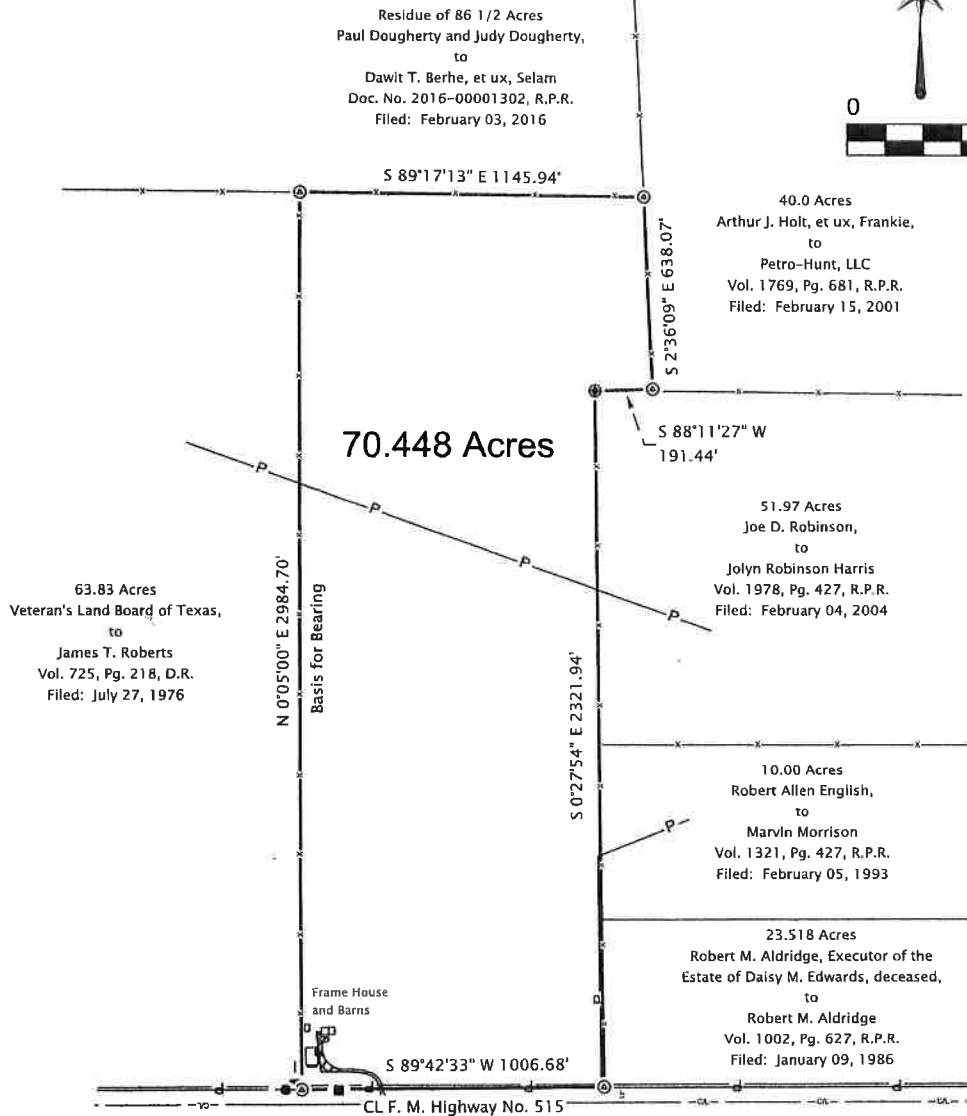


# MANUEL YBARBO SURVEY

## ABSTRACT NO. 657

### WOOD COUNTY, TEXAS



#### Easements:

The only visible easements affecting this tract are:

1. Power Line
2. Phone Line

#### Surveyor's Notes:

1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on the EBL of the 63.83 acre Roberts tract recorded in Vol. 725, Pg. 218, D.R.
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 28th day of September, 2016.

*Alan R Blair*

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



#### LEGEND

- ⊕ Fnd. 6" D. Fence Corner Post
- ⊙ Fnd. 4"x4" Concrete Marker
- Phone Riser
- Power Pole
- x-x- Fence Barb Wire
- P- Utilities Power

Blair Surveying & Mapping  
219 C.R. 4360  
Scroggins, Texas 75480  
Phone: 903-365-7518 (Home)  
903-850-3828 (Cell)  
Email: blairsurveying@gmail.com  
Firm No. 10177200  
Job No. 16-0927

Field Notes for **70.448 Acres**  
Manuel YBarbo Survey, A-657  
Wood County, Texas

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the Manuel YBarbo Survey, Abstract No. 657, being all of that certain 71.45 acre tract described in Deed from Juan D. Nichols, et ux, Geraldine J., to Donald Raymond Morgan, et ux, filed July 31, 1978, recorded in Volume 764, Page 16, Deed Records of said County, and bounded as follows:

**Beginning** at a 4 inch x 4 inch concrete marker found on the Southernmost SEC of said 71.45 acre tract, same being on the SWC of a 23.518 acre tract described in Deed from Robert M. Aldridge, Executor of the Estate of Daisy M. Edwards, deceased, to Robert M. Aldridge, filed January 09, 1986, recorded in Volume 1002, Page 627, Real Property Records of said County and being on the North right-of-way line of F. M. Highway No. 515, being 50 feet perpendicular to the centerline of said Highway;

THENCE South 89° 42' 33" West along the Southernmost SBL of said 71.45 acre tract and the North right-of-way line of said F. M. Highway No. 515 - 1006.68 feet to a 4 inch x 4 inch concrete marker found on the SWC of said 71.45 acre tract and being on the SEC of a 63.83 acre tract described in Deed from the Veteran's Land Board of Texas, to James T. Roberts, filed July 27, 1976, recorded in Volume 725, Page 218, Deed Records of said County;

THENCE North 00° 05' 00" East generally along the fenced WBL of said 71.45 acre tract and the EBL of said 63.83 acre tract - 2984.70 feet to a 4 inch x 4 inch concrete marker found on the NWC of said 71.45 acre tract, same being on the NEC of said 63.83 acre tract and being on the Southernmost SBL of the residue of a 86 1/2 acre tract described in Deed from Paul Dougherty and Judy Dougherty, to Dawit T. Berhe, et ux, Selam, filed February 03, 2016, recorded in Document No. 2016-00001302, Real Property Records of said County;

THENCE South 89° 17' 13" East generally along the fenced NBL of said 71.45 acre tract and the Southernmost SBL of the residue of said 86 1/2 acre tract - 1145.94 feet to a 4 inch x 4 inch concrete marker found on the NEC of said 71.45 acre tract and being on the SEC of the residue of said 86 1/2 acre tract and also being on the WBL of a 40.0 acre tract described in Deed from Arthur J. Holt, et ux, Frankie, to Petro-Hunt, LLC, filed February 15, 2001, recorded in Volume 1769, Page 681, Real Property Records of said County;

THENCE South 02° 36' 09" East generally along the fenced Easternmost EBL of said 71.45 acre tract and the WBL of said 40.0 acre tract - 638.07 feet to a 4 inch x 4 inch concrete marker found on the Northernmost SEC of said 71.45 acre tract and being on the SWC of said 40.0 acre tract and also being on the NBL of a 51.97 acre tract described in Deed from Joe D. Robinson, to Jolyn Robinson Harris, filed February 04, 2004, recorded in Volume 1978, Page 427, Real Property Records of said County;

THENCE South 88° 11' 27" West generally along the fenced Northernmost SBL of said 71.45 acre tract and the NBL of said 51.97 acre tract - 191.44 feet to a 6 inch diameter fence corner post found on an inner Ell corner of said 71.45 acre tract and being on the NWC of said 51.97 acre tract;

THENCE South 00° 27' 54" East generally along the fenced Westernmost EBL of said 71.45 acre tract, the WBL of said 51.97 acre tract, the WBL of a 10.00 acre tract described in Deed from Robert Allen English, to Marvin Morrison, filed February 05, 1993, recorded in Volume 1321, Page 427, Real Property Records of said County, and the WBL of said 23.518 acre tract - 2321.94 feet to the **Place of Beginning** containing **70.448 acres**.

Note: Bearings based on the EBL of the 63.83 acre Roberts tract recorded in Vol. 725, Pg. 218, D.R.

(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 28th day of September, 2016.

*Alan R Blair*

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

