

**SURVEY PLAT FOR 0.876 ACRE IN THE
W. J. SIMMONS SURVEY, ABST. NO. 540
IN WOOD COUNTY, TEXAS**



Note:
Bearings based on the North line
of a 0.872 acre tract described in
Vol. 13, Page 139, of the Public Property
Records of Wood County, Texas



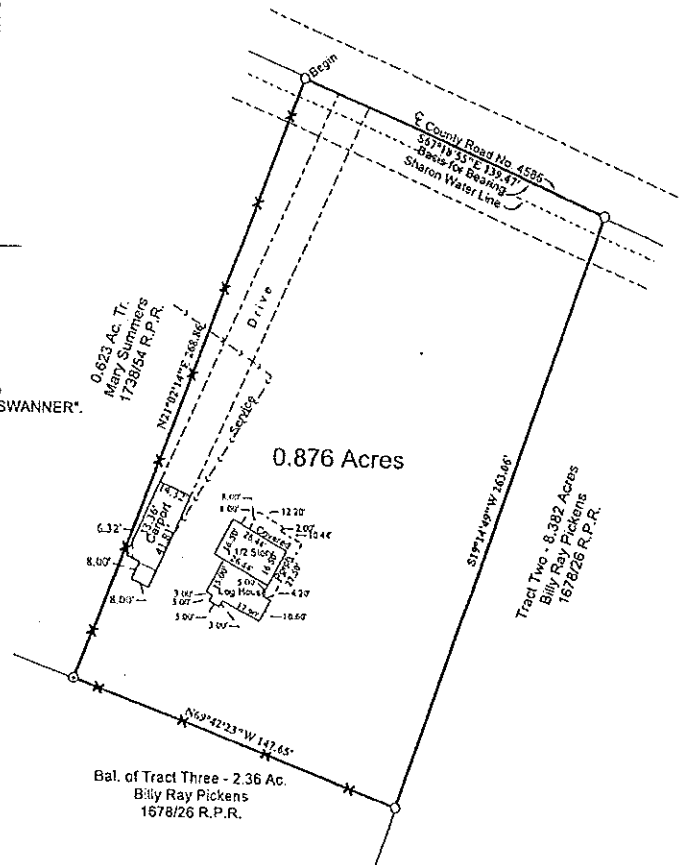
Job No. 04-350

LEGEND

- Fnd. 1/2" Iron Rod
- ⊙ Set 1/2" Iron Rod
- ✕ Fence

NOTE:

All 1/2" iron rods set with
surveyor's cap marked "SWANNER".



CERTIFICATION:

I, Lynn Swanner, Registered Professional Land Surveyor,
do hereby certify that this plat represents a survey
made on the ground under my supervision and that there
are no visible encroachments, protrusions, or easements
except as shown hereon, and that said property has access
to and from a public roadway. The house as shown on
this plat does not appear to lie within a 100 year Flood
Zone. See "FIELD NOTES FOR 0.876 ACRES" of same date
attached for a written description.

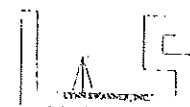
EASEMENTS:

The only visible easements that affect
this tract are shown on this plat.
(Sharon Water Supply Corp.
1191/607 R.P.R.)

DATED this the 29th day of June, 2004.

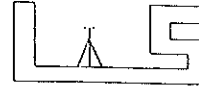
Signed:

Lynn Swanner
Lynn Swanner, R.P.L.S. No. 3806



LYNN SWANNER, INC.
Registered and Professional
Land Surveying Office (172)
903-343-3378

LYNN SWANNER, P.L.S.
Engineering and Professional
Land Surveying Since 1972



185. State Hwy. 11
Winnsboro, TX 75494
903-365-2379

FIELD NOTES FOR 0.876 ACRES
SIMMONS SURVEY - WOOD COUNTY, TEXAS

All that certain tract or parcel of land situated in the W. J. Simmons Survey, Abstract 1, Wood County, Texas; being all of that certain 0.873 acre tract described in Deed to James H. Carter, dated 2004, recorded in Volume 1975, Page 274, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the Northwest corner of said 0.873 acre tract, the Northeast corner of a 0.623 acre tract described in Deed to Mary Summers, recorded in Volume 1738, Page 54 of said Real Property Records, and being on the centerline of County Road No. 4586;

THENCE S 67° 18' 55" E along the centerline of said County Road - 139.47 feet to a capped 1/2 inch iron rod found on the Northeast corner of said 0.873 acre tract, and being on the Northeast corner of Tract Two - 8.382 acres described in Deed to Billy Ray Pickens, recorded in Volume 1678, Page 26 of said Real Property Records;

THENCE S 19° 14' 49" W along the East line of said 0.873 acre tract and the Western line of said Tract Two - 263.06 feet to a 1/2 inch iron rod found on the Southeast corner of said 0.873 acre tract;

THENCE N 69° 42' 23" W along the fenced South line of said 0.873 acre tract - 147.44 feet to a capped 1/2 inch iron rod marked "Swanner" set on the Southwest corner of said 0.873 acre tract, and being on the Southeast corner of said 0.623 acre tract;

THENCE N 21° 02' 14" E along the fenced West line of said 0.873 acre tract and the East line of said 0.623 acre tract - 268.86 feet to the PLACE OF BEGINNING containing 0.876 acres.

NOTE: All 1/2 inch iron rods set with surveyor's cap marked "SWANNER".

NOTE: Bearings based on the North line of a 0.873 acre tract described in Volume 1975, Page 274, Real Property Records of Wood County, Texas.

I, Lynn Swanner, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground under my supervision and that there are no visible encroachments, protrusions, or easements except as shown on plat, and that said property has access from a public roadway. The house as shown on the plat does not appear to lie within a 100 year Flood Zone. See "SURVEY PLAT FOR 0.876 ACRES" of same date attached for reference.

Dated this the 29th day of June, 2004.

Signed: 
Lynn Swanner, R.P.L.S. No. 3806

04-350.doc

