

SURVEY PLAT FOR 0.902 ACRES IN THE WILEY SUMMERLIN SURVEY, ABST. NO. 558 IN WOOD COUNTY, TEXAS



Note:

Bearings based on the East line
of a 0.90 acre tract described
in Vol. 676, Page 879, Dated Records
of Wood County, Texas



Job No. 03-496

LEGEND

- Water Meter
- Chain Link Fence
-

NOTE:

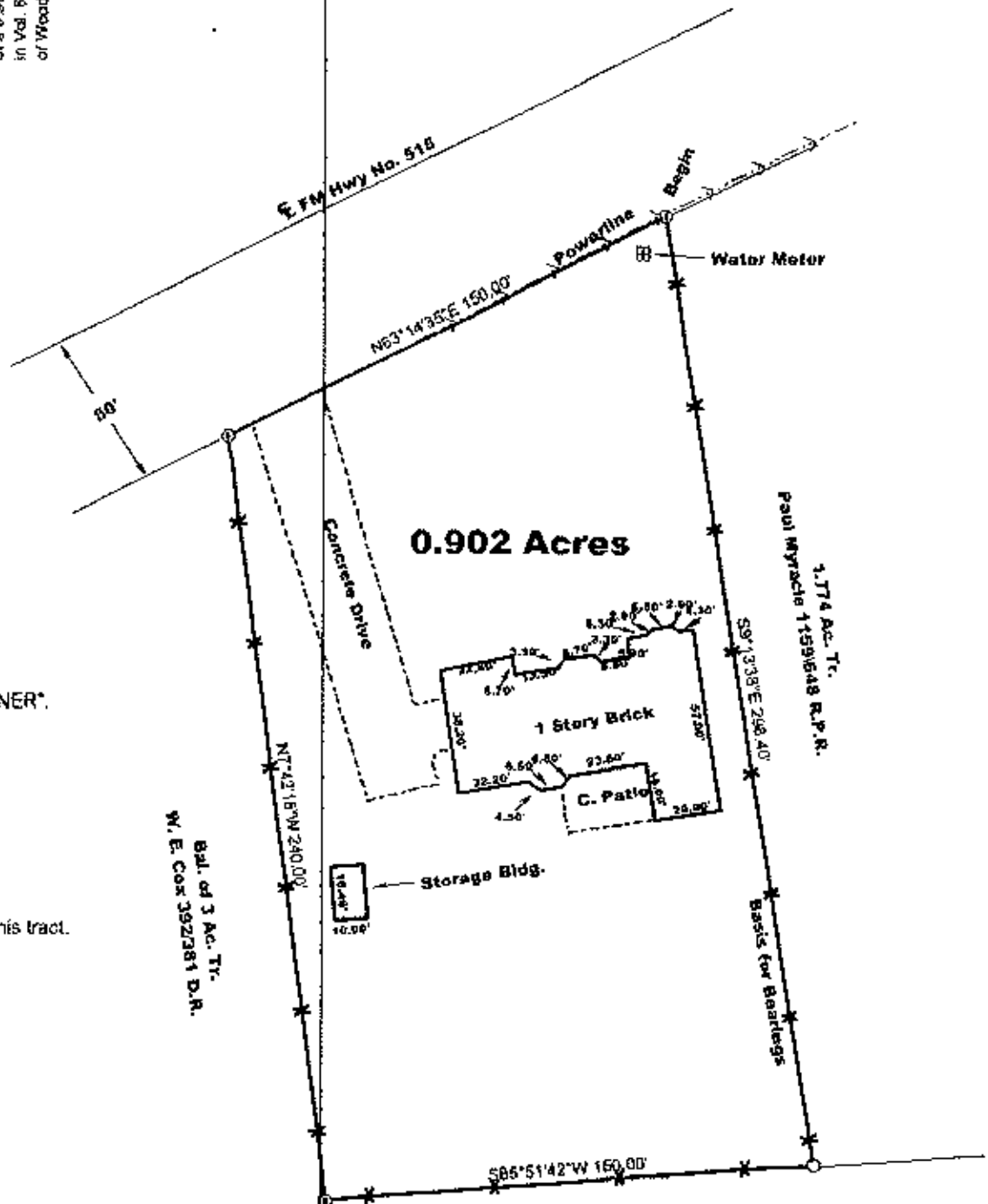
All 1/2" iron rods set with
surveyor's cap marked "SWANNER".

EASEMENTS:

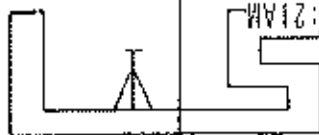
No visible easements affect this tract.

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 0.902 ACRES" of same date
attached for a written description



First Tract - 35.85 Acres
Jerrell Road 660598 D.R.



FIELD NOTES FOR 0.902 ACRES
SUMMERLIN SURVEY - WOOD COUNTY, TEXAS

All that certain tract or parcel of land situated in the Wiley Summerlin Survey, Abstract No. 558, City of Winnsboro, Wood County, Texas; being all of that certain 0.90 acre tract described in Deed to Mary R. Wheeler, dated 1974, recorded in Volume 678, Page 879, Deed Records of said County; and being more particularly described as follows:

BEGINNING at a capped 1/2 inch iron rod marked "Swanner" set on the Northeast corner of said 0.90 acre tract, being on the South right-of-way line of F. M. Highway No. 515 (being 50 feet from the centerline), and being on the Northwest corner of a 1.774 acre tract described in Deed to Paul Myracle, recorded in Volume 1159, Page 648, Real Property Records of said County;

THENCE S 9° 13' 38" E along the fenced East line of said 0.90 acre tract and the West line of said 1.774 acre tract - 298.40 feet to a 3/8 inch iron rod found on the Southeast corner of said 0.90 acre tract and on the Southwest corner of said 1.774 acre tract;

THENCE S 85° 51' 42" W along the fenced South line of said 0.90 acre tract - 150.00 feet to a capped 1/2 inch iron rod marked "Swanner" set on the Southwest corner of said 0.90 acre tract;

THENCE N 7° 42' 18" W along the fenced West line of said 0.90 acre tract - 240.00 feet to a capped 1/2 inch iron rod marked "Swanner" set on the Northwest corner of said 0.90 acre tract;

THENCE N 63° 14' 35" E along said right-of-way line - 150.00 feet to the PLACE OF BEGINNING containing 0.902 acres.

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

NOTE: Bearings based on the East line of a 0.90 acre tract described in Volume 678, Page 879, Deed 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 to and 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 0.902 ACRES" of same date attached for a visual reference.

Dated this the 27th day of August, 2003.

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

