

SURVEY PLAT FOR 1.509 ACRES
IN THE J. RUSSELL SURVEY, ABST. NO. 497
IN WOOD COUNTY, TEXAS

SCALE: 1" = 100'

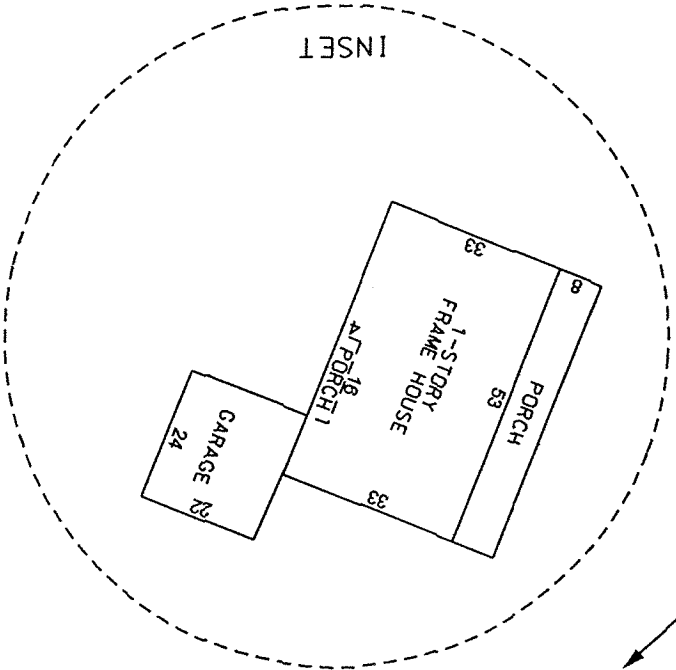
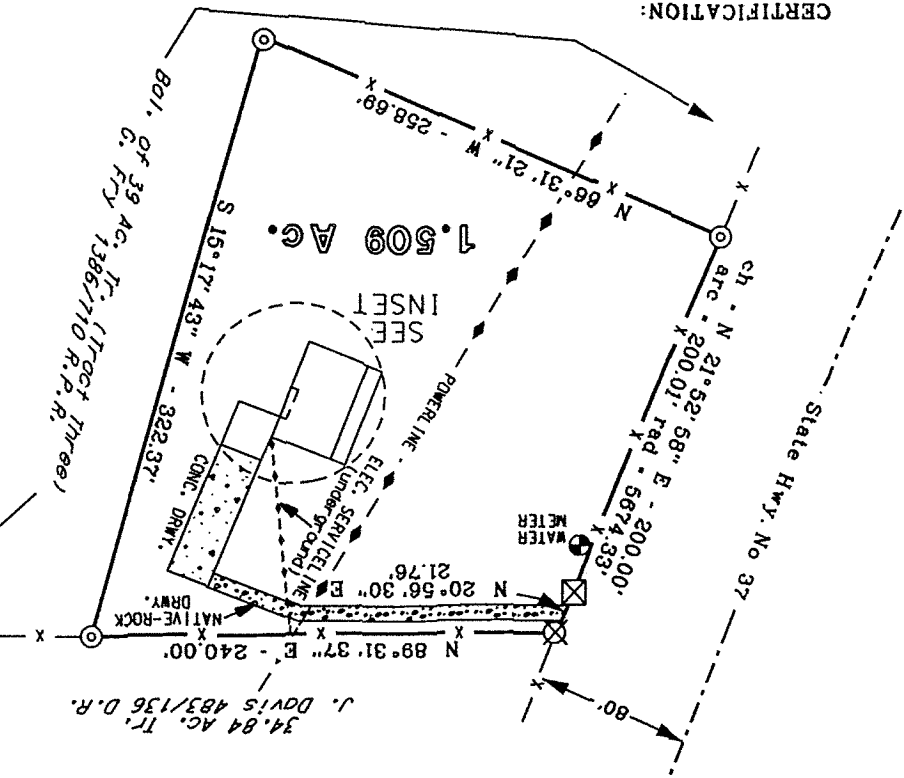
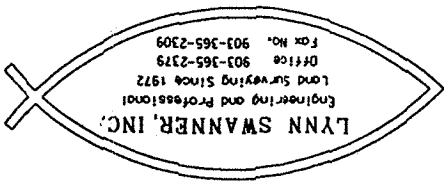
JOB NO: 04-137

NOTE:
Bearings based on the SOUTH line of
an 80 acre tract (Tract Two) described
in Vol. 1386, Page 710, Real Property
Records of Wood County, Texas

EASEMENTS:
The only visible easement that affects
this tract is shown on this plat
(POWERLINE)

LEGEND:
Set 1/2" iron rod
Found Conc. ROW marker
Found 5/8" iron pipe
Fence
-X-X-X-

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

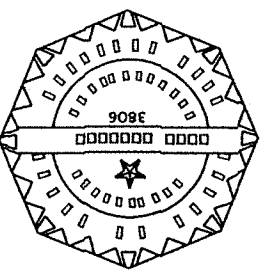


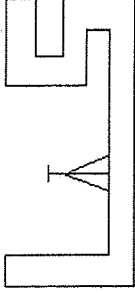
I, Lynn Swanner, Registered Professional Land Surveyor,
do hereby certify that this plat represents a survey made
on the ground under my supervision and that there are no
visible encroachments, provisions, or easements except as
shown hereon, and that said property has access to and from a
public roadway. This house does not appear to lie within a
100 year Flood Zone. See "FIELD NOTES FOR 1.509 ACRES"
of same date attached for a written description.

Dated this the 4th day of May, 2004.

Updated this the 20th day of January, 2005.
(To show house and other improvements)

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





FIELD NOTES FOR 1.509 ACRES
RUSSELL SURVEY – WOOD COUNTY, TEXAS

All that certain tract or parcel of land situated in the Jonathan Russell Survey, Abstract No. 497, Wood County, Texas; being a part of that certain Tract Three – 39 acres described in Deed to George Anthony Fry and wife, Dianna Gayle Fry, dated 1994, recorded in Volume 1386, Page 710, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at 5/8 inch iron pipe found on the point of intersection of the North line of said Tract Three and the East right-of-way line of State Highway No. 37 (being 80 feet from the centerline), and being N 89° 31' 37" E – 80.00 feet from the Northwest corner of said Tract Three;

THENCE N 89° 31' 37" E along the fenced North line of said Tract Three and the South line of a 34.84 acre tract described in Deed to Joe Jack Davis, recorded in Volume 483, Page 136, Deed Records of said County – 240.00 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE S 15° 17' 43" W – 322.37 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE N 66° 31' 21" W along a fence – 258.69 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE in a Northerly direction along the right-of-way line of said State Highway: a curve to the left having a chord bearing N 21° 52' 58" E – 200.00 feet, an arc length of 200.01 feet, and a radius of 5674.33 feet to a found concrete right-of-way marker and N 20° 56' 30" E – 21.76 feet to the PLACE OF BEGINNING containing 1.509 acres.

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

NOTE: Bearings based on the South line of an 80 acre tract (Tract Two) described in Volume 1386, Page 710, 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. See "SURVEY PLAT FOR 1.509 ACRES" of same date attached for a visual reference.

Dated this the 4th day of May, 2004.

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

