

PROPERTY DESCRIPTION

That certain 6.4568 acre tract of land situated in the M.J. Nunez Survey, Abstract No. 430, Wood County, Texas, being part of that certain called 10.5958 acre tract conveyed to Cody Wayne Squyres, by deed recorded in Doc. No. 2023-0000119 of the Official Public Records of Wood County, Texas, said 6.4568 acres being more particularly described as follows:

BEGINNING at a P.K. nail set for corner near the center of County Road No. 2375, said point being the northeast corner of said Squyres tract and the northwest corner of that certain called 11.7352 acre tract conveyed to Gerald Davis and Fiona Davis, by deed recorded in Doc. No. 2017-00007722 of said Official Public Records;

THENCE South 03 degrees 07 seconds East, along the East line of said Squyres tract and the West line of said Davis tract, passing at 25.00 feet, a 1/2-inch iron rod set for reference, continuing a total distance of 378.67 feet, to a 1/2-inch iron rod found at an angle point;

THENCE South 01 degrees 25 minutes 50 seconds East, continuing along the East line of said Squyres tract and the West line of said Davis tract, a distance of 1065.23 feet, to a 1/2-inch iron rod found for corner at an angle point in the West line of said Davis tract, said point being the southeast corner of said Squyres tract and an ell corner of that certain called 25.98 acre tract conveyed to Orville Eric Whitley and Crissy Lee Whitley, by deed recorded in Doc. No. 2021-00009378 of said Official Public Records;

THENCE South 87 degrees 48 minutes 52 seconds West, along the South line of said Squyres tract and a North line of said Whitley tract, a distance of 345.33 feet, to a 1/2-inch iron rod found for corner, said point being the southwest corner of said Squyres tract and the southeast corner of that certain called 7.505 acre tract conveyed to Charles Gregory Mitchell, Jr. and Jennifer M. Mitchell, by deed recorded in Doc. No. 2023-00007459 of said Official Public Records;

THENCE North 03 degrees 05 minutes 51 seconds West, along the southerly most West line of said Squyres tract and the East line of said Mitchell tract, passing the northeast corner of said Mitchell tract and the southeast corner of that certain called 11.938 acre tract conveyed to Kevin Brown and Debbie Brown, by deed recorded in Volume 2145, Page 306 of the Real Property Records of Wood County, Texas, continuing along the East line of said Brown tract, a total distance of 594.66 feet, to a 1/2-inch iron rod found for corner, said point being the northwest corner of said Squyres tract and the southwest corner of that certain called 2.732 acre tract conveyed to Joel Short, by deed recorded in Doc. No. 2021-00003694 of said Official Public Records;

THENCE North 86 degrees 52 minutes 21 seconds East, along the westerly most North line of said Squyres tract and the South line of said Short tract, a distance of 169.99 feet, a 1/2-inch iron rod found for corner, said point being an interior corner of said Squyres tract and the southeast corner of said Short tract;

THENCE North 01 degrees 01 minutes 13 seconds East, along an interior line of said Squyres tract and the southerly most East line of said Short tract, a distance of 190.07 feet, to a 1/2-inch iron rod found for corner, said point being an angle point in the interior lines of said Squyres tract and the easterly line of said Short tract;

THENCE North 89 degrees 24 minutes 26 seconds East, crossing said Squyres tract, a distance of 74.48 feet, to a 1/2-inch iron rod set for corner;

THENCE North 12 degrees 27 minutes 10 seconds East, within said Squyres tract, a distance of 228.07 feet, to a 1/2-inch iron rod set for an angle point;

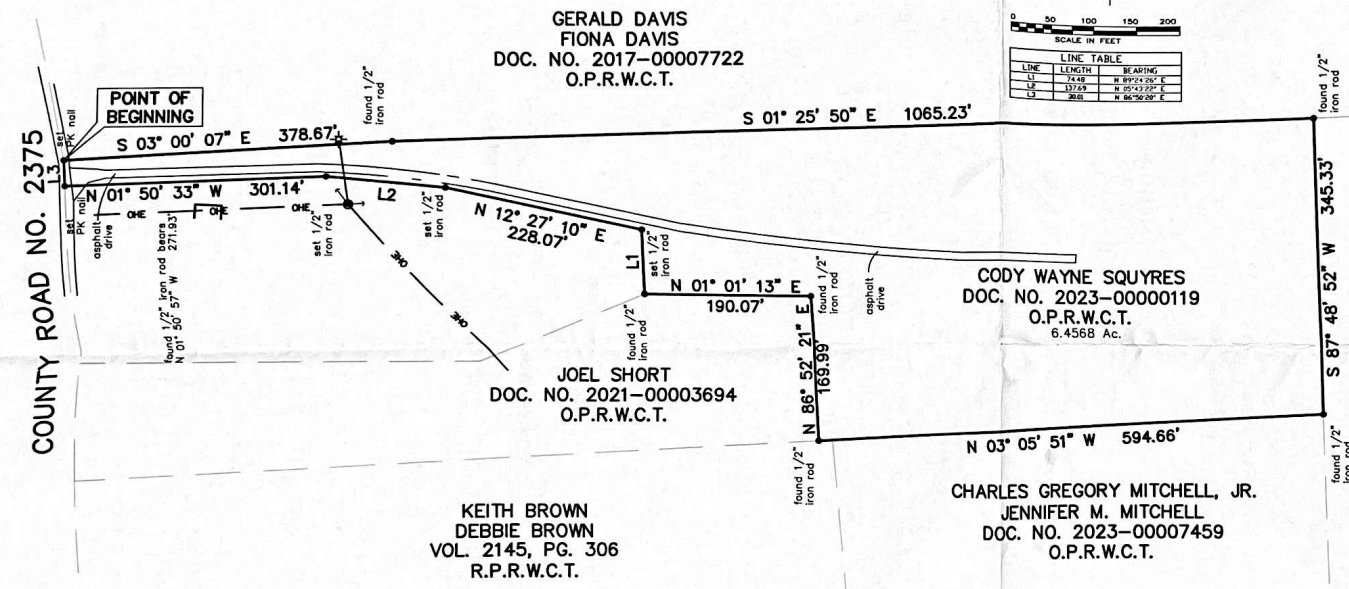
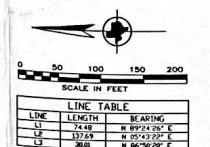
THENCE North 05 degrees 43 minutes 22 seconds East, within said Squyres tract, a distance of 137.89 feet, to a 1/2-inch iron rod set for an angle point;

THENCE North 01 degrees 50 minutes 33 seconds West, within said Squyres tract, passing at a distance of 271.93 feet, a 1/2-inch iron rod set for reference, continuing a total distance of 301.14 feet, to a P.K. nail set for corner near the center of County Road No. 2375, said point being in the easterly most North line of said Squyres tract;

THENCE North 86 degrees 50 minutes 20 seconds East, along the easterly most North line of said Squyres tract and near the center of County Road No. 2375, a distance of 30.01 feet, to the POINT OF BEGINNING and containing 6.4568 acres of land, more or less.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted herein.



COPYRIGHT © D.W. HOOKER SURVEYING. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE IN BLACK INK ARE NOT VALID.

REVISIONS				
NO.	DATE REVISION	BY	REVISION	DATE REVISION
1	08/16/24	DW	BOUNDARY CHANGE	08/16/24

**D W HOOKER SURVEYING**  
5311 ST. HWY. 37  
SUITE 101  
MINFOLA, TEXAS 75773  
PHONE 903-569-0330  
FAX 903-569-0335  
FIRM # 10072400

**LEGEND**

—	PIPE LINE	□	CONCRETE	○	CLEAN OUT	△	TELE. PNEUMATIC
—	GRAV. LINE	□	TRAFFIC SIGNAL CONTROL	□	TRAFFIC SIGNAL CONTROL	□	TELE. BENCH
—	OPENING ELECTRIC LINE	□	TRAFFIC SIGNAL POLE	□	UTILITY POLE	□	CABLE BENCH
—	OVERHEAD TELE. LINE	□	UTILITY POLE	□	TELEPHONE MANSION	□	TELE. TELEPHONE BOX
—	RAIL SERVICE LINE	□	GRAVEL	□	RAIL SERVICE MANSION	□	GUY WIRE
—	RYON SERVICE LINE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	UNDERGROUND ELECTRIC LINE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	UNDERGROUND TELE. LINE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	WATER LINE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	SEWER LINE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	EDGE OF AIRWAY	□	WOOD	□	RAIL SERVICE MANSION	□	
—	WOOD FENCE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	WIRE FENCE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	IRON FENCE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	CHAINS FENCE	□	WOOD	□	RAIL SERVICE MANSION	□	
—	COLDING	□	WOOD	□	RAIL SERVICE MANSION	□	

DRAWN BY: DH  
CHECKED BY: DH  
SCALE: 1" = 100'  
DATE: 08/16/24  
JOB NO. 24-0801  
GF NO. N/A  
REF: SQUYRES

**BOUNDARY SURVEY**  
**COUNTY ROAD NO. 2375**  
**6.4568 ACRES**  
**M.J. NUNEZ SURVEY**  
**ABSTRACT NO. 430**  
**WOOD COUNTY, TEXAS**

