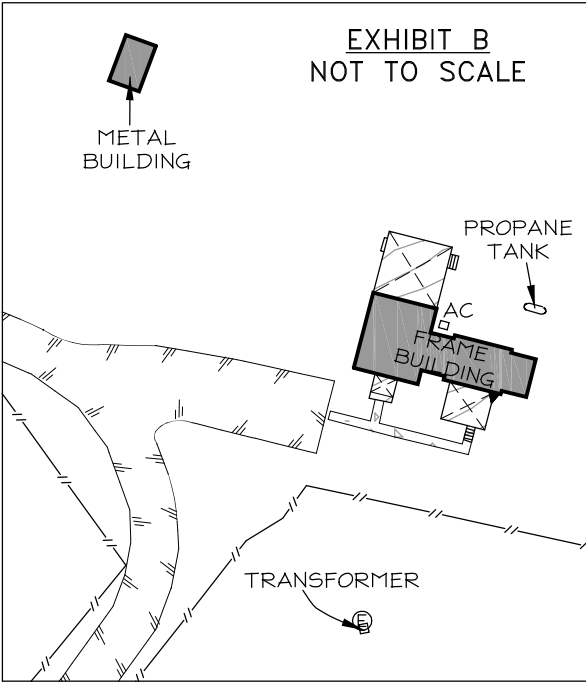
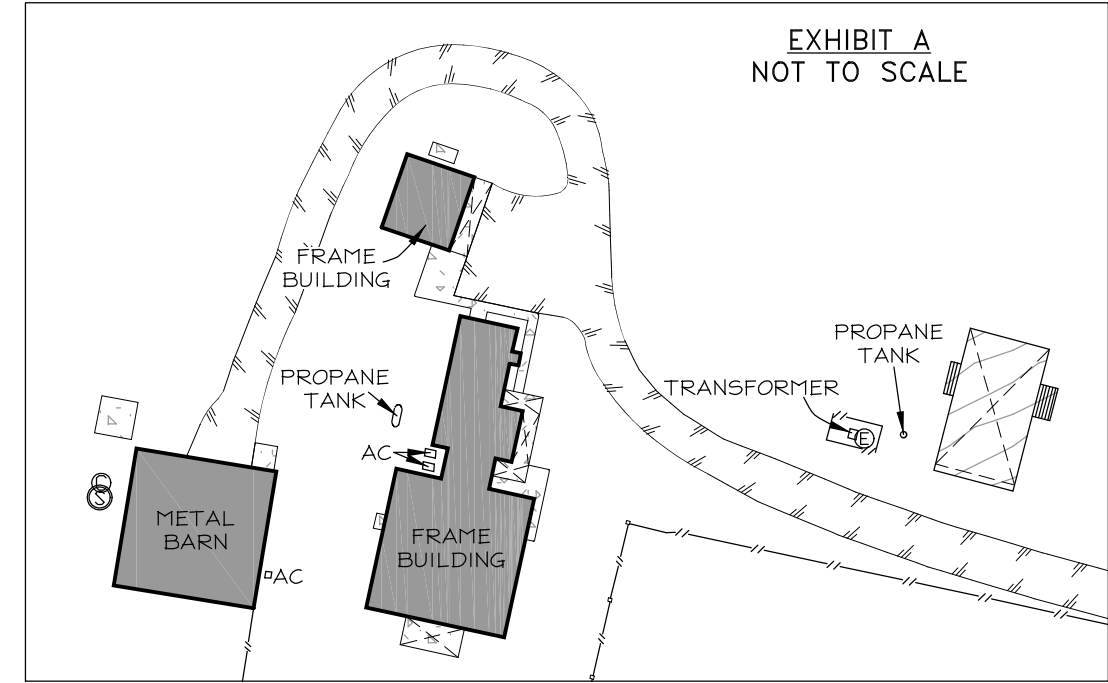
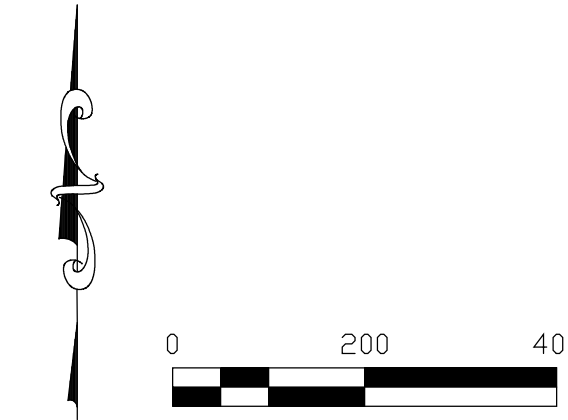
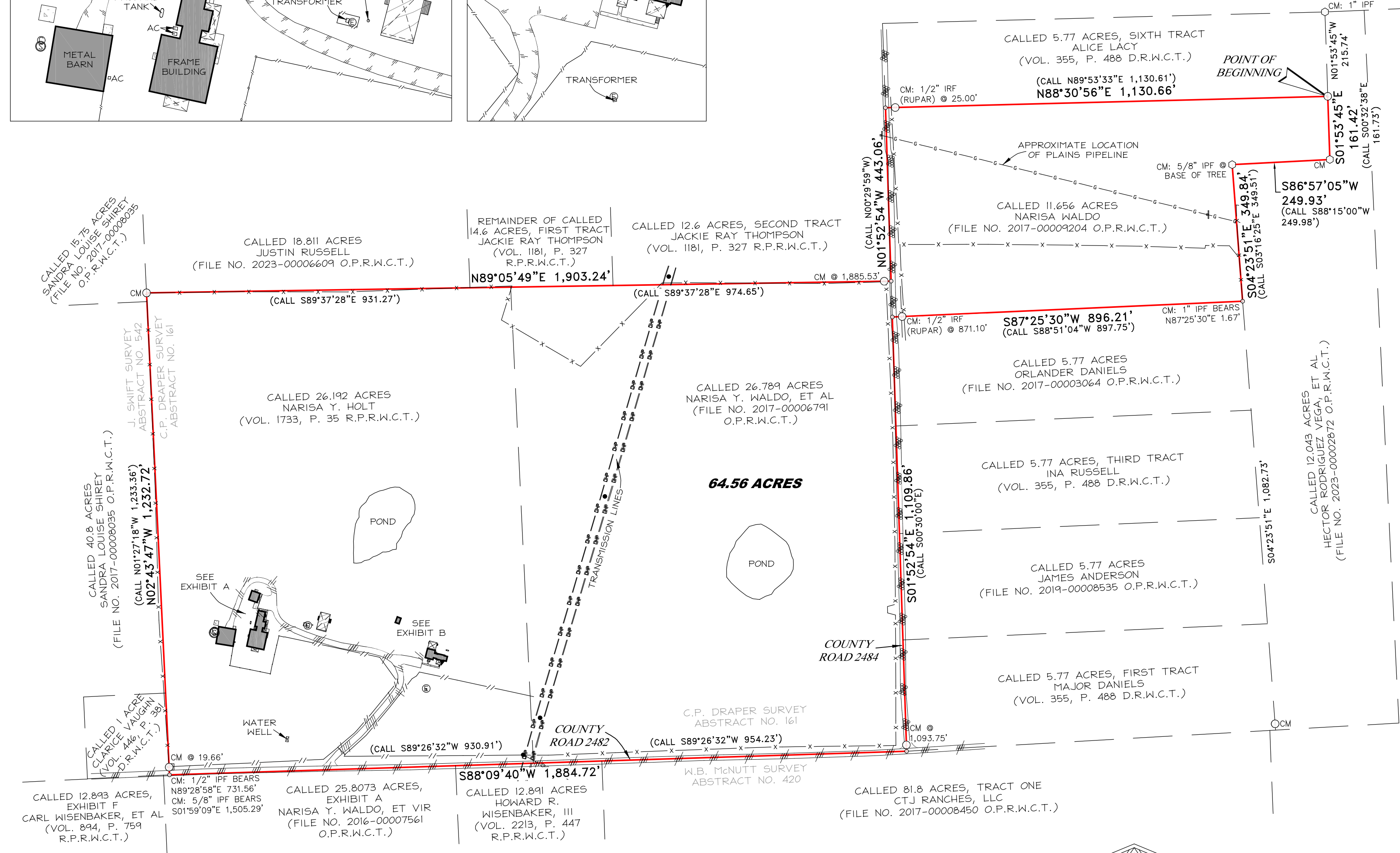


LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET (BY-LINE)
○	POINT FOR CORNER
○	3/4" IRON PIPE FOUND
●	POWER POLE
A/C	AIR CONDITIONING
⊙	WATER METER
⊙	CONCRETE R.O.W. MON
⊙	60D NAIL FOUND
⊙	"X" FOUND IN CONCRETE
⊙	UNDERGROUND ELECTRIC
⊙	FH FIRE HYDRANT
⊙	GAS METER
⊙	WATER VALVE
▢	CONCRETE
▢	COVERED CARPORT, PORCH, DECK, ETC
—	OVERHEAD TELEPHONE
—	OVERHEAD ELECTRIC
—	PIPE FENCE
—	METAL FENCE
—	WOOD FENCE
—	BARRIED WIRE FENCE
—	CHAINLINK FENCE
—	OVERHEAD ELECTRIC
—	GUY WIRE
—	ELECTRIC PEDESTAL
—	TELEPHONE PEDESTAL
—	CLEANOUT
—	3 SEPTIC LIDS
—	ASPHALT PAVING
—	GRAVEL/ROCK
—	ROAD OR DRIVE



- SURVEYOR'S NOTES:
- 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 - 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 6) FIELD WORK WAS COMPLETED 11/17/2023.
 - 7) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION.
 - 8) PIPELINE SHOWN HEREON IS APPROXIMATE IN LOCATION AND DERIVED FROM ABOVE GROUND EVIDENCE.
 - 9) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.



I, Shane Graham RPLS No. 6044, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.



BY: *Shane Graham*
SHANE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6044

LEGAL DESCRIPTION

Being a 64.56 acre tract or parcel of land situated in the C.P. Draper Survey, Abstract No. 161, Wood County, Texas, and being all of that certain called 26.192 acre tract of land conveyed from Thomas Duane Pucker, et ux, to Narisa Y. Holt, by Warranty Deed with Vendor's Lien, as recorded in Volume 1733, Page 35, Real Property Records, Wood County, Texas, all of that certain called 26.789 acre tract of land conveyed from Melinda Cooper McGee, et al, to Narisa Y. Waldo, et al, by Warranty Deed with Vendor's Lien, as recorded in File No. 2017-00006791, Official Public Records, Wood County, Texas, and all of that certain called 11.656 acre tract of land conveyed from CTJ Ranches, LLC to Narisa Waldo, by Warranty Deed, as recorded in File No. 2017-00009204, Official Public Records, Wood County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northeast corner of said 11.656 acre tract, at the Southeast corner of a called 5.77 acre tract of land, described as Sixth Tract, conveyed to Alice Lacy, by deed as recorded in Volume 355, Page 488, Deed Records, Wood County, Texas, and in the West line of a called 12.043 acre tract of land conveyed to Hector Rodriguez Vega, et al, by deed as recorded in File No. 2023-00002872, Official Public Records, Wood County, Texas, from which a 1" iron pipe found bears North 01 degrees 53 minutes 45 seconds West, a distance of 215.74 feet;

THENCE with the common line of said 11.656 acre tract and said 12.043 acre tract, the following courses and distances:
South 01 degrees 53 minutes 45 seconds East, a distance of 161.42 feet to a 3/4" iron pipe found;
South 86 degrees 57 minutes 05 seconds West, a distance of 249.93 feet to a 5/8" iron pipe found at the base of a tree;
South 04 degrees 23 minutes 51 seconds East, a distance of 349.84 feet to a point at the Southeast corner of said 11.656 acre tract and at the Northeast corner of a called 5.77 acre tract of land conveyed to Orlander Daniels, by deed as recorded in File No. 2017-00003064, Official Public Records, Wood County, Texas, from which a 1" iron pipe found bears North 87 degrees 25 minutes 30 seconds East, a distance of 1.67 feet and a 1/2" iron rod found bears South 04 degrees 23 minutes 51 seconds East, a distance of 1,082.73 feet;

THENCE South 87 degrees 25 minutes 30 seconds West, with the South line of said 11.656 acre tract and with the North line of said 5.77 acre tract (2017-00003064), passing at 871.10 feet a 1/2" iron rod found capped (Rupar) for reference, continuing for a total distance of 896.21 feet to a point at the Southwest corner of said 11.656 acre tract, at the Northwest corner of said 5.77 acre tract (2017-00003064), in the East line of said 26.789 acre tract, and in County Road 2484;

THENCE South 01 degrees 52 minutes 54 seconds East, with the East line of said 26.789 acre tract, with the West line of said 5.77 acre tract (2017-00003064), with the West line of a called 5.77 acre tract of land, described as Third Tract, conveyed to Ina Russell, by deed as recorded in Volume 355, Page 488, Deed Records, Wood County, Texas, with the West line of a called 5.77 acre tract of land conveyed to James Anderson, by deed as recorded in File No. 2019-00008535, Official Public Records, Wood County, Texas, with the West line of a called 5.77 acre tract of land, described as First Tract, conveyed to Major Daniels by deed as recorded in Volume 355, Page 488, Deed Records, Wood County, Texas, and generally along the centerline of County Road 2484, passing at 1,093.75 feet a 1/2" iron rod found for reference, continuing for a total distance of 1,109.86 feet to a point at the Southeast corner of said 26.789 acre tract, at the Southwest corner of said 5.77 acre tract, First Tract (355/488), in the North line of a called 81.8 acre tract of land, described as Tract One, conveyed to CTJ Ranches, LLC, by deed as recorded in File No. 2017-00008450, Official Public Records, Wood County, Texas, and at or near the centerline of County Road 2482;


THENCE South 88 degrees 09 minutes 40 seconds West, with the South line of said 26.789 acre tract, with the South line of said 26.192 acre tract, with the North line of said 81.8 acre tract, with the North line of a called 12.891 acre tract of land conveyed to Howard R. Wisenbaker, III, by deed as recorded in Volume 2213, Page 447, Real Property Records, Wood County, Texas, with the North line of a called 25.8073 acre tract of land, described as Exhibit A, conveyed to Narisa Y. Waldo, et vir, by deed as recorded in File No. 2016-00007561, Official Public Records, Wood County, Texas, and generally along the centerline of County Road 2482, a distance of 1,884.72 feet to a point at the Southwest corner of said 26.192 acre tract and at the Southeast corner of a called 1 acre tract of land conveyed to Clarice Vaughn, by deed as recorded in Volume 446, Page 381, Deed Records, Wood County, Texas, from which a 1/2" iron pipe found bears North 89 degrees 28 minutes 58 seconds East, a distance of 731.56 feet and a 5/8" iron pipe found bears South 01 degrees 59 minutes 09 seconds East, a distance of 1,505.29 feet;

THENCE North 02 degrees 43 minutes 47 seconds West, with the West line of said 26.192 acre tract, with the East line of said 1 acre tract, with the East line of a called 40.8 acre tract of land conveyed to Sandra Louise Shirey, by deed as recorded in File No. 2017-00008035, Official Public Records, Wood County, Texas, and with the East line of a called 15.75 acre tract of land conveyed to Sandra Louise Shirey, by deed as recorded in File No. 2017-00008035, Official Public Records, Wood County, Texas, passing at 19.66 feet a 1/2" iron rod found for reference, continuing for a total distance of 1,232.72 feet to a 1/2" iron rod found at the Northwest corner of said 26.192 acre tract and at the Southwest corner of a called 18.811 acre tract of land conveyed to Justin Russell, by deed as recorded in File No. 2023-00006609, Official Public Records, Wood County, Texas;

THENCE North 89 degrees 05 minutes 49 seconds East, with the North line of said 26.192 acre tract, with the North line of said 26.789, with the South line of said 18.811 acre tract, with the South line of the remainder of a called 14.6 acre tract of land, described as First Tract, conveyed to Jackie Ray Thompson, by deed as recorded in Volume 1181, Page 327, Real Property Records, Wood County, Texas, and with the South line of a called 12.6 acre tract of land, described as Second Tract, conveyed to Jackie Ray Thompson by deed as recorded in Volume 1181, Page 327, Real Property Records, Wood County, Texas, passing at 1,885.53 feet a 1/2" iron rod found for reference, continuing for a total distance of 1,903.24 feet to a point at the Northeast corner of said 26.789 acre tract, at the Southeast corner of said 12.6 acre tract, in the West line of said 11.656 acre tract, and in County Road 2484;

THENCE North 01 degrees 52 minutes 54 seconds West, with the West line of said 11.656 acre tract, with the East line of said 12.6 acre tract, and generally along County Road 2484, a distance of 443.06 feet to a point at the Northwest corner of said 11.656 acre tract and at the Southwest corner of said 5.77 acre tract, Sixth Tract (355/488);

THENCE North 88 degrees 30 minutes 56 seconds East, with the North line of said 11.656 acre tract and with the South line of said 5.77 acre tract, passing at 25.00 feet a 1/2" iron rod found capped (Rupar) for reference, continuing for a total distance of 1,130.66 feet to the POINT OF BEGINNING and CONTAINING 64.56 acres of land.

COUNTY ROAD 2482 & COUNTY ROAD 2484 MINEOLA, TEXAS			BY-LINE SURVEYING LLC P.O. BOX 834 Emory, Tx 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com
DATE:	11/28/2023		
SCALE:	1" = 200'		
JOB NO.:	2023-1423		
CLIENT:	NARISA WALDO		
TECHNICIAN:	AMN		
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