

Rupar & Associates, PLLC

Surveying & Mapping

409 S. Main P. O. BOX 1412

QUITMAN, TEXAS 75783

TELE 903-763-2949 FIRM No. 10135600

FIELD NOTES 1.000 ACRE
D. C. ELLEDGE SURVEY, A-195
WOOD COUNTY, TEXAS
(SMITH W14636)

BEING all of that certain lot, tract, or parcel of land situated in the D. C. Elledge Survey, Abstract No. 195, Wood County, Texas, and being a part of a called 20.00 acre tract of land described in as "Tract One" in an Enhanced Life Estate Deed from Frankie Jean Taylor to Deborah Diane Smith, et al, dated December 18, 2018, as shown of record in Instrument No. 2019-00011583, Real Property Records, Wood County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a cotton spindle found at the Southwest corner of said 20.00 acre tract, same being the Northwest corner of a called 30.000 acre tract of land described in a Deed from Lynn Weems and wife, Naomi Weems, to John Alan Derryberry and wife, Stephanie Marie Derryberry, dated April 12, 2019, as shown of record in Instrument No. 2019-00003165, Real Property Records, Wood County, Texas, and being in or near the centerline of Wood County, Road No. 4165, a 1/2 inch iron rod found for a reference marker bears N 89° 31' 23" E, a distance of 19.95 feet;

THENCE N 00° 16' 53" W, along the West line of said 20.00 acre tract and generally along and through the centerline of said County Road, a distance of 50.34 feet to a point for a corner, a 1/2 inch iron rod set for a reference marker bears N 89° 31' 23" E, 20.00 feet;

THENCE N 89° 31' 23" E, across said 20.00 acre tract, a distance of 228.09 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00° 16' 53" W, continuing across said 20.00 acre tract, a distance of 136.27 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89° 31' 23" E, a distance of 171.91 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00° 16' 53" E, a distance of 186.61 feet to a 1/2 inch iron rod set for a corner in the South line of said 20.00 acre tract and in the North line of said 30.000 acre tract;

THENCE S 89° 31' 23" W, along the South line of said 20.00 acre tract, a distance of 400.00 feet to the POINT OF BEGINNING and containing 1.000 acre of land, of which approximately 0.02 acres lie within said County Road .

WE, RUPAR & ASSOCIATES, PLLC, DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER OUR SUPERVISION DURING THE MONTH OF JULY, 2022.


BRUCE W. RUPAR RPLS 5781
July 19, 2022



Note: See "PLAT SHOWING SURVEY & DIVISION OF SMITH TRACTS" W14636 of even date herewith.

All 1/2" iron rods set by Rupar & Associates, PLLC have orange caps stamped "RUPAR RPLS 5781".

Bearing as shown hereon are referenced to the monumented West line of a called 17.237 acre tract of land described in a Volume 2091, Page 473, Real Property Records, Wood County, Texas.

W14636/RAFN2

Rupar & Associates, PLLC

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QUITMAN, TEXAS 75783

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FIELD NOTES 37.830 ACRES
D. C. ELLEDGE SURVEY, A-195
WOOD COUNTY, TEXAS
(SMITH W14636)

BEING all of that certain lot, tract, or parcel of land situated in the D. C. Elledge Survey, Abstract No. 195, Wood County, Texas, and being a part of a called 20.00 acre tract of land, all of a called 16.815 acre tract of land and all of a called 1.748 acre tract of land described as "Tract One", "Tract Two", and "Tract Three", respectively, in an Enhanced Life Estate Deed from Frankie Jean Taylor to Deborah Diane Smith, et al, dated December 18, 2018, as shown of record in Instrument No. 2019-00011583, Real Property Records, Wood County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for a corner in the West line of said 20.00 acre tract and in the East line of a called 51 acre tract of land described in a Deed from Elmer Eugene Bruner and Glenda L. Bruner to Filiberto V. Santos, dated August 04, 2011, as shown of record in Instrument No. 2011-00009590, Real Property Records, Wood County, Texas, same being in or near the centerline of Wood County Road No. 4165, and being N 00° 16' 53" W, a distance of 50.34 feet from a cotton spindle found at the Southwest corner of said 20.00 acre tract, a 1/2 inch iron rod set for a reference marker bears N 89° 31' 23" E, a distance of 20.00 feet;

THENCE N 00° 16' 53" W, along the West line of said 20.00 acre tract and generally along and through the centerline of said County Road, a distance of 1243.97 feet to the Northwest corner of said 20.00 acre tract, same being in the North line of said Elledge Survey and in the South line of the J. Stark Survey, Abstract No. 537, Wood County, Texas, a 1/2 inch iron rod set for a reference marker bears S 44° 34' 41" E, a distance of 28.57 feet;

THENCE S 89° 30' 31" E, along the North line of said 20.00 acre tract, and continuing generally along and through the centerline of said County Road, at approximately 606.6 feet passing through the Northeast corner of said 20.00 acre tract and through the Northwest corner of said 1.748 acre tract, continuing along same bearing, in all, a total distance of 713.14 feet to the Northeast corner of said 1.748 acre tract and the Northwest corner of a called 17.237 acre tract of land described in a Deed from Clarence Luplace and Nelda Luplace to Brandon Crowson and Amanda G. Crowson, dated June 30, 2005, as shown of record in Volume 2091, Page 473, Real Property Records, Wood County, Texas;

THENCE S 00° 14' 54" E, along the East line of said 1.748 acre tract, a distance of 749.08 feet to a 1/2 inch iron rod found at the Southeast corner of said 1.748 acre tract, same being the Southwest corner of said 17.237 acre tract and being in the North line of said 16.815 acre tract;

THENCE N 89° 32' 01" E, along the North line of said 16.815 acre tract, a distance of 975.23 feet to an 8 inch wood post fence intersection found at the Northwest corner of said 16.815 acre tract and at a re-entrant corner of said 17.237 acre tract, same being in the East line of Elledge Survey and in the southerly West line of the Wm. Dove Survey, Abstract No. 155, Wood County, Texas;

THENCE S 01° 20' 02" W, along the East line of said 16.815 acre tract, a distance of 698.72 feet to a 5/8 inch iron pipe found at the Southeast corner of said 16.815 acre tract and at the Northeast corner of a called 72.670 acre tract of land described in a Deed from Lynn Weems and wife, Naomi Weems, to Thomas Mullican, dated January 30, 2020, as shown of record in Instrument No. 2020-00000891, Real Property Records, Wood County, Texas;

THENCE N 89° 30' 19" W, along the South line of said 16.815 acre tract, a distance of 926.73 feet to a 1.5 inch iron pipe post fence intersection found at the Northwest corner of said 72.670 acre tract and at the Northeast corner of a called 30.000 acre tract of land described in a Deed from Lynn Weems and wife, Naomi Weems, to John Alan Derryberry and wife, Stephanie Marie Derryberry, dated April 12, 2019, as shown of record in Instrument No. 2019-00003165, Real Property Records, Wood County, Texas;

THENCE S 89° 31' 23" W, continuing along the South line of said 16.815 acre tract, at 133.66 feet passing through the Southwest corner of said 16.815 acre tract and through the Southeast corner of said 20.00 acre tract, continuing along same bearing, in all, a total distance of 341.52 feet to a 1/2 inch iron rod set for a corner, being N 89° 31' 23" E, a distance of 400.00 feet from a cotton spindle found at the Southwest corner of said 20.00 acre tract;

THENCE N 00° 16' 53" W, across said 20.00 acre tract, a distance of 186.61 feet to a 1/2 inch iron rod set for a corner;

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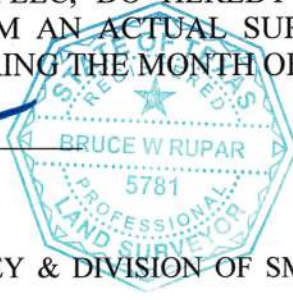
THENCE S 89° 31' 23" W, continuing across said 20.00 acre tract, a distance of 171.91 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00° 16' 53" E, a distance of 136.27 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89° 31' 23" W, a distance of 228.09 feet to the POINT OF BEGINNING and containing 37.830 acres of land, of which approximately 0.90 acres lie within said County Road .

WE, RUPAR & ASSOCIATES, PLLC, DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER OUR SUPERVISION DURING THE MONTH OF JULY, 2022.


BRUCE W. RUPAR RPLS 5781
July 19, 2022



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W14636-2/RAFN2

J. STARK SURVEY
A-537
WOOD COUNTY, TEXAS

