

LEGEND	
CM	CONCRETE MONUMENT
1/2" IRON ROD FOUND	COVERED CARPORT, PORCH, DECK, ETC.
1/2" IRON ROD SET (BY-LINE)	OHT - OVERHEAD TELEPHONE
POINT FOR CORNER	OHP - OVERHEAD ELECTRIC
1/2" IRON ROD SET (BY-LINE EASEMENT)	PIPE FENCE
POWER POLE	METAL FENCE
A/C AIR CONDITIONING	BARBED WIRE FENCE
WATER METER	CHAIRMAN FENCE
CONCRETE R.O.W. MON	OVERHEAD ELECTRIC
60D NAIL FOUND	ELECTRIC PEDESTAL
UNDERGROUND ELECTRIC	TELEPHONE PEDESTAL
GAS METER	CLEANOUT @ SEPTIC LID
WATER VALVE	ASPHALT PAVING
	GRAVEL/ROCK ROAD OR DRIVE

**LEGAL DESCRIPTION**

Being a lot, tract or parcel of land situated in the S. L. Tewell Survey, Abstract No. 593, J. Crockett Survey, Abstract No. 125, and the J. C. Gibson Survey, Abstract No. 262, Wood County, Texas, and being all of the remainder of that certain called 206.958 acre tract of land, called Tract 1, conveyed from George Basham, Jr., et ux to H. Boyles, by Warranty Deed, as recorded in Volume 681, Page 466, Deed Records, Wood County, Texas, being all of that certain called 0.501 acre Easement described in Volume 1181, page 192, Real Property Records, Wood County, Texas, and being all of that certain 1.31 acre Proposed Easement surveyed out this same day, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northeast corner of the remainder of said 206.958 acre tract, the Southeast corner of a called 19.397 acre tract of land conveyed to Keith Smith et ux, by deed as recorded in File No. 2017-00003016, Official Public Records, Wood County, Texas, and the Northeast corner of said 1.31 acre easement, said point lying in the West line of F. M. Road No. 779, (Variable Width R.O.W.);

THENCE, South 25 Degrees 48 Minutes 38 Seconds East, with a line common to the remainder of said 206.958 acre tract, said F. M. Road No. 779, and said 1.31 acre easement, and passing at a distance of 27.68 feet, a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT) at a Southeast corner of said 1.31 acre easement, and continuing on for a total distance of 337.16 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) at the beginning of a curve to the left, with a radius of 659.41 feet, a delta angle of 27 Degrees 43 Minutes 34 Seconds, the chord of which bears South 39 Degrees 55 Minutes 23 Seconds East, for a chord distance of 315.99 feet;

THENCE, with an arc common to the remainder of said 206.958 acre tract, said F. M. Road No. 779, and said curve, and passing at a distance of 265.56 feet, a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT) at the Northeast corner of said 0.501 acre easement, and continuing the same course for a total arc length of 319.10 feet to a 5/8 inch iron rod found at a Southeast corner of the remainder of said 206.958 acre tract, a Northeast corner of a called 5.78 acre tract of land conveyed to Pamela Miller, by deed as recorded in File No. 2022-00000150, Official Public Records, Wood County, Texas, and a Southeast corner of said 0.501 acre easement;

THENCE, North 85 Degrees 33 Minutes 05 Seconds West, with a line common to the remainder of said 206.958 acre tract, said 5.78 acre tract, and said 0.501 acre easement, a distance of 255.29 feet to a 1/2 inch iron rod found (bent) at an ell corner of the remainder of said 206.958 acre tract, the Northwest corner of said 5.78 acre tract, and an ell corner of said 0.501 acre easement;

THENCE, South 01 Degrees 49 Minutes 03 Seconds East, with a line common to the remainder of said 206.958 acre tract, said 5.78 acre tract, and said 0.501 acre easement, a distance of 432.07 feet to a point for corner at a Southeast corner of the remainder of said 206.958 acre tract, the Northeast corner of a called 20.00 acre tract of land conveyed to Debra Motes, by deed as recorded in Volume 1215, Page 122, Real Property Records, Wood County, Texas, and a Southeast corner of said 0.501 acre easement, from said point, a 3/8 inch iron rod found, bears North 88 Degrees 11 Minutes 41 Seconds East, a distance of 0.27 feet, and a 3/8 inch iron rod found at the Southeast corner of said 20.00 acre tract, bears South 01 Degrees 49 Minutes 03 Seconds East, a distance of 400.95 feet;

THENCE, South 88 Degrees 11 Minutes 41 Seconds West, with a line common to the remainder of said 206.958 acre tract, said 20.00 acre tract, and said 0.501 acre easement, and passing the Southwest corner of said 0.501 acre easement, and continuing on for a total distance of 1,777.34 feet to a point for corner at a Southwest corner of the remainder of said 206.958 acre tract, and a Northwest corner of said 20.00 acre tract, said point lying in the East line of a called 5.00 acre tract of land conveyed to East Texas Camping and Training Center of Tarrant County, Texas, by deed as recorded in Volume 2053, Page 634, Real Property Records, Wood County, Texas, from said point, a 1 inch iron rod found, bears North 88 Degrees 11 Minutes 41 Seconds East, a distance of 1.01 feet, and a 1 inch iron rod found at the Southeast corner of said 5.00 acre tract, and an ell corner of said 20.00 acre tract, bears South 02 Degrees 04 Minutes 41 Seconds East, a distance of 227.59 feet;

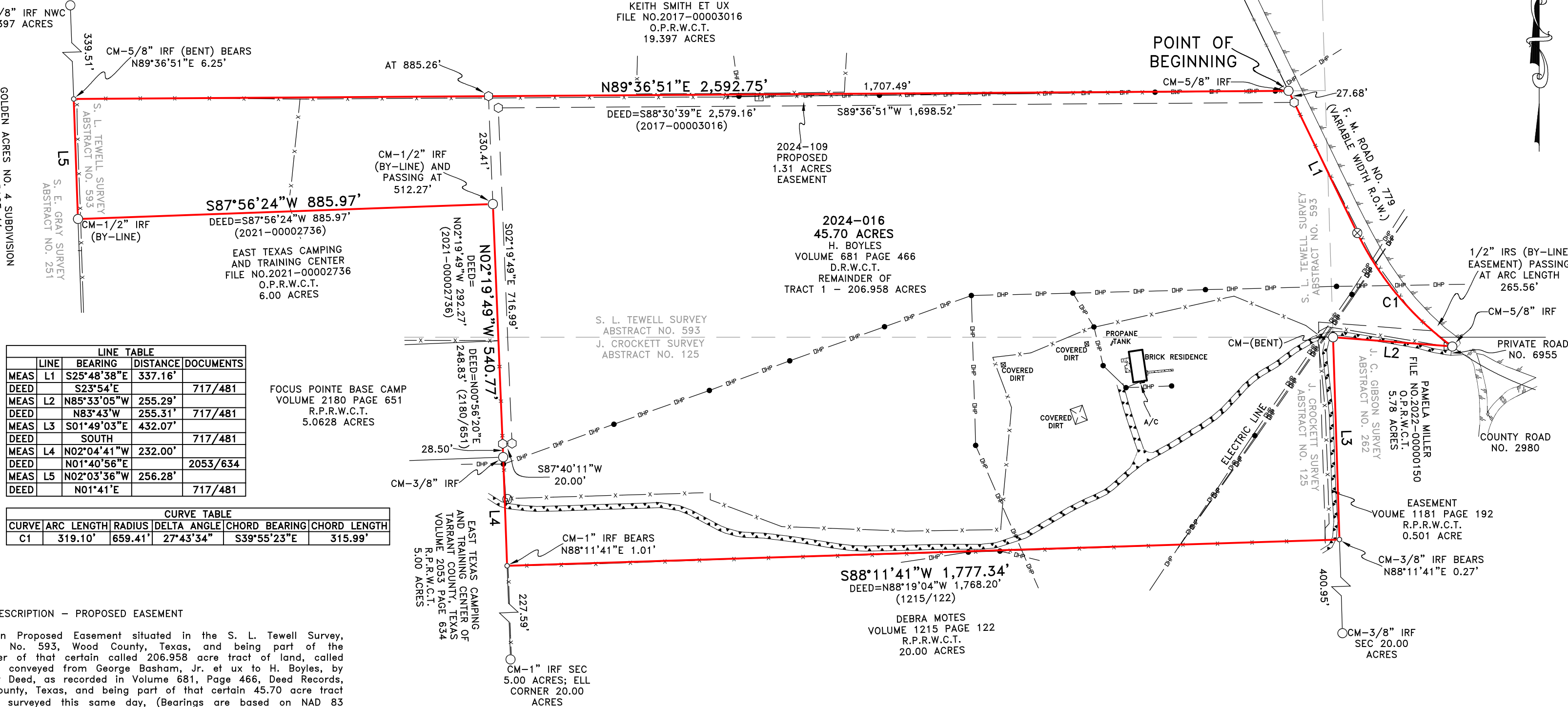
THENCE, North 02 Degrees 04 Minutes 41 Seconds West, with a line common to the remainder of said 206.958 acre tract, and said 5.00 acre tract, a distance of 232.00 feet to a 3/8 inch iron rod found at the Northeast corner of said 5.00 acre tract, and the Southeast corner of a called 5.0628 acre tract of land conveyed to Focus Pointe Base Camp, by deed as recorded in Volume 2180, Page 651, Real Property Records, Wood County, Texas;

THENCE, North 02 Degrees 19 Minutes 49 Seconds West, with a line common to the remainder of said 206.958 acre tract, and said 5.0628 acre tract, and passing at a distance of 28.50 feet, a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT) at the Southwest corner of said 1.31 acre easement, and continuing on and passing the Northeast corner of said 5.0628 acre tract, and the Southeast corner of a called 6.00 acre tract of land conveyed to East Texas Camping and Training Center, by deed as recorded in File No.2021-00002736, Official Public Records, Wood County, Texas, and continuing on for a total distance of 540.77 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at an ell corner of the remainder of said 206.958 acre tract, and the Northeast corner of said 6.00 acre tract;

THENCE, South 87 Degrees 56 Minutes 24 Seconds West, with a line common to the remainder of said 206.958 acre tract, and said 6.00 acre tract, a distance of 885.97 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at a Southwest corner of the remainder of said 206.958 acre tract, and the Northwest corner of said 6.00 acre tract, said point lying in the East line of Golden Acres No. 4 Subdivision, as recorded in Volume 4, Page 44, Plat Records, Wood County, Texas;

THENCE, North 02 Degrees 03 Minutes 36 Seconds West, with a line common to the remainder of said 206.958 acre tract, and said Golden Acres No. 4 Subdivision, a distance of 256.28 feet to a point for corner at the Northwest corner of the remainder of said 206.958 acre tract, and the Southwest corner of said 19.397 acre tract, from said point, a 5/8 inch iron rod found (bent), bears North 89 Degrees 36 Minutes 51 Seconds East, a distance of 6.25 feet, and a 5/8 inch iron rod found at the Northwest corner of said 19.397 acre tract, bears North 02 Degrees 03 Minutes 36 Seconds West, a distance of 339.51 feet;

THENCE, North 89 Degrees 36 Minutes 51 Seconds East, with a line common to the remainder of said 206.958 acre tract, and said 19.397 acre tract, and passing at a distance of 885.26 feet, a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT) at the Northwest corner of said 1.31 acre easement, and continuing on for a total distance of 2,592.75 feet to the POINT OF BEGINNING and CONTAINING 45.70 acres of land.



LINE TABLE				
LINE	BEARING	DISTANCE	DOCUMENTS	
MEAS L1	S25°48'38\"E	337.16'	717/481	
DEED	S23°54'E			
MEAS L2	N85°33'05\"W	255.29'	717/481	
DEED	N83°43'W	255.31'	717/481	
MEAS L3	S01°49'03\"E	432.07'	717/481	
DEED	SOUTH			
MEAS L4	N02°04'41\"W	232.00'	2053/634	
DEED	N01°40'56\"E			
MEAS L5	N02°03'36\"W	256.28'	717/481	
DEED	N01°41'E			

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	319.10'	659.41'	27°43'34\"	S39°55'23\"E	315.99'

**LEGAL DESCRIPTION - PROPOSED EASEMENT**

Being an Proposed Easement situated in the S. L. Tewell Survey, Abstract No. 593, Wood County, Texas, and being part of the remainder of that certain called 206.958 acre tract of land, called Tract 1, conveyed from George Basham, Jr., et ux to H. Boyles, by Warranty Deed, as recorded in Volume 681, Page 466, Deed Records, Wood County, Texas, and being part of that certain 45.70 acre tract of land surveyed this same day, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northeast corner of the remainder of said 206.958 acre tract, the Southeast corner of a called 19.397 acre tract of land conveyed to Keith Smith et ux, by as deed recorded in File No. 2017-00003016, Official Public Records, Wood County, Texas, and the Northeast corner of said 45.70 acre tract, and said point lying in the West line of F. M. Road No. 779, (Variable Width R.O.W.);

THENCE, South 25 Degrees 48 Minutes 38 Seconds East, with a line common to the remainder of said 206.958 acre tract, said F. M. Road No. 779, and said 45.70 acre tract, a distance of 27.68 feet to a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT), from said point, a 1/2 inch iron rod set with cap marked (BY-LINE), bears South 25 Degrees 48 Minutes 38 Seconds East, a distance of 309.48 feet;

THENCE, South 89 Degrees 36 Minutes 51 Seconds West, a distance of 1,698.52 feet to a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT);

THENCE, South 02 Degrees 19 Minutes 49 Seconds East, a distance of 716.99 feet to a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT);

THENCE, South 87 Degrees 40 Minutes 11 Seconds West, a distance of 20.00 feet to a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT), and said point lying in a West line of the remainder of said 206.958 acre tract, and in the West line called 5.0628 acre tract of land conveyed to Focus Pointe Base Camp, by deed as recorded in Volume 2180, Page 651, Real Property Records, Wood County, Texas, from said point, a 3/8 inch iron rod found at the Southeast corner of said 5.0628 acre tract, and the Northeast corner of a called 5.00 acre tract of land conveyed to East Texas Camping and Training Center of Tarrant County, Texas, by deed as recorded in Volume 2053, Page 634, Real Property Records, Wood County, Texas, bears South 02 Degrees 19 Minutes 49 Seconds East, a distance of 28.50 feet;

THENCE, North 02 Degrees 19 Minutes 49 Seconds West, with a line common to the remainder of said 206.958 acre tract, and said 5.0628 acre tract, and passing the Northeast corner of said 5.0628 acre tract, and the Southeast corner of a called 6.00 acre tract of land conveyed to East Texas Camping and Training Center, by deed as recorded in File No. 2021-00002736, Official Public Records, Wood County, Texas, and continuing on and passing at a distance of 512.27 feet, a 1/2 inch iron rod found with cap marked (BY-LINE) at an ell corner of the remainder of said 206.958 acre tract, and the Northeast corner of said 6.00 acre tract, and continuing on for a total distance of 742.68 feet to a 1/2 inch iron rod set with cap marked (BY-LINE EASEMENT), said point lying in the North line of the remainder of said 206.958 acre tract, and in the South line of said 19.397 acre tract;

THENCE, North 89 Degrees 36 Minutes 51 Seconds East, with a line common to the remainder of said 206.958 acre tract, and said 19.397 acre tract, a distance of 1,707.49 feet to the POINT OF BEGINNING and CONTAINING 1.31 acres of land.

I, Dilan House RPLS No. 7032, do hereby certify to: Elizabeth Ann Boyles, as client: 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: *Dilan House*  
 DILAN HOUSE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 7032



- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. 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) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.

APPROVED BY:  
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TWO TRACTS S. L. TEWELL SURVEY, ABSTRACT NO. 593 J. CROCKETT SURVEY, ABSTRACT NO. 125 AND J. C. GIBSON SURVEY, ABSTRACT NO. 262 WOOD COUNTY, TEXAS F. M. ROAD NO. 779	
DATE:	02/05/2024
SCALE:	1" = 200'
JOB NO.:	2024-016 AND 2024-109
CLIENT:	BOYLES
TECHNICIAN:	LER

**BY-LINE SURVEYING LLC**  
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