



SURVEYED 68.926 ACRES
I. IVEY SURVEY, A-324
I. IVEY SURVEY, A-323
W.B. STONE SURVEY, A-536
J. SMITH SURVEY, A-546
WOOD COUNTY, TEXAS
J21-0461

April 15th, 2021

Field Note description for a 68.926 acre tract being located in the I. IVEY Survey, Abstract No. 324, I. IVEY SURVEY, Abstract No. 323, W.B. STONE Survey, Abstract No. 536, and J. SMITH Survey, Abstract No. 546, all being in Wood County, Texas, and being all of a called 68.9582 acre tract conveyed to Robert D. Halbach and Elizabeth W. Halbach as described and recorded in Volume 2115, Page 300 of the Named Records Wood County, Texas. Said 68.926 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1/2" Iron Rod found for the Northwest corner of herein described tract, same being the Northwest corner of said 68.9582 acre tract, same being the Northeast corner of a called 49.4392 acre tract of land conveyed to James H. Rehders and Karen G. Rehders as described and recorded in the Official Public Records of Wood County, Texas, same being in the South line of a called 11.548 acre tract of land a.k.a (Tract Two) conveyed to Guy Anthony Waggoner and Cynthia Denise Waggoner as described and recorded in Document Number 2013-00008612 of the Named Records of Wood County, Texas;

THENCE North 88 deg. 29 min. 51 sec. East along the South line of said 11.548 acre tract and the South line of a called 43.355 acre tract of land a.k.a (Tract One) conveyed to Guy Anthony Waggoner and Cynthia Denise Waggoner as described and recorded in Document Number 2013-00008612 a distance of 942.90 feet to a Concrete Monument found for an angle break of herein described tract;

THENCE North 88 deg. 47 min. 23 sec. East along the South line of said 43.355 acre tract (Tract One) a distance of 170.48 feet to a 1/2" Iron Rod found for an angle break of herein described tract;

THENCE North 86 deg. 42 min. 54 sec. East continuing along said South line a distance of 171.11 feet to a 1/2" Iron Rod found for the Northeast corner of herein described tract, same being the Southeast corner of said 43.355 acre tract, same being the Northeast corner of said 68.9582 acre tract, same being the Southwest corner of a called 30 acre tract of land conveyed to Linda L. Heidelberg as described and recorded in Volume 732, Page 66 of the Deed Records of Wood County, Texas, same being the Northwest corner of a called 1.785 acre tract of land conveyed to Deborah Jane Quadracci as described and recorded in Document Number 2012-00013081 of the Named Records of Wood County, Texas;

THENCE South 01 deg. 14 min. 41 sec. East along the West line of said 1.785 acre tract a distance of 233.86 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Southwest corner of said 1.785 acre tract, same being a corner of a called 41.977 acre tract of land conveyed to Jack R. Sauer and Mary D. Sauer as described and recorded in Volume 1248, Page 528 of the Real Property Records of Wood County, Texas;

THENCE South 01 deg. 11 min. 17 sec. East along the West line of said 41.977 acre tract a distance of 328.04 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Northwest corner of a called 10.815 acre tract of land conveyed to Neal E. Sauer and Marcy Sauer as described and recorded in Document Number 2009-00000066 of the Named Records of Wood County, Texas, same being a corner of said 41.977 acre tract;

THENCE South 01 deg. 17 min. 56 sec. East along the West line of said 10.815 acre tract a distance of 258.24 feet to a 5/8" Iron Rod found for an angle break of herein described tract, same being the Southwest corner of said 10.815 acre tract, same being the Northwest corner of a called 27.920 acre tract of land conveyed to Russell B.

SURVEYED 68.926 ACRES
I. IVEY SURVEY, A-324
I. IVEY SURVEY, A-323
W.B. STONE SURVEY, A-536
J. SMITH SURVEY, A-546
WOOD COUNTY, TEXAS
J21-0461

Chamless and Barbara J. Chambless as described and recorded in Volume 2225, Page 149 of the Named Records of Wood County, Texas;

THENCE South 01 deg. 14 min. 03 sec. East along the West line of said 27.920 acre tract a distance of 406.53 feet to a 5/8" Iron Rod found for an angle break of herein described tract;

THENCE South 01 deg. 22 min. 38 sec. East along the West line of said 27.920 acre tract a distance of 135.97 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Southwest corner of said 27.920 acre tract, same being the Northwest corner of a called 13.960 acre tract of land conveyed to Russell B. Chamless and Barbara J. Chambless as described and recorded in Volume 2225, Page 149 of the Named Records of Wood County, Texas;

THENCE South 01 deg. 13 min. 19 sec. East along the West line of said 13.960 acre tract a distance of 271.18 feet to a 5/8" Iron Rod found for an angle break of herein described tract, same being the Northwest corner of a called 41.909 acre tract of land conveyed to Cecil Claiborne Gregory as described and recorded in Volume 1195, Page 548 of the Real Property Records of Wood County, Texas;

THENCE South 01 deg. 13 min. 05 sec. East along the West line of said 41.909 acre tract a distance of 406.10 feet to a 5/8" Iron Rod found for an angle break of herein described tract;

THENCE South 01 deg. 15 min. 30 sec. East along the West line of said 41.909 acre tract a distance of 266.84 feet to a 1/2" Iron Rod found for the Southeast corner of herein described tract, same being the Northeast corner of a called 65.751 acre tract of land conveyed to Linda P. Rhodes as described and recorded in Volume 1033, Page 215 of the Real Property Records of Wood County, Texas;

THENCE South 87 deg. 09 min. 19 sec. West along the North line of said 65.751 acre tract a distance of 900.79 feet to a 1/2" Iron Rod found for an angle break of herein described tract;

THENCE South 87 deg. 27 min. 00 sec. West along the North line of said 65.751 acre tract a distance of 200.95 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Northeast corner of a called 19.524 acre tract of land conveyed to Stephen R. Smith and Jeanne M. Smith as described and recorded in Document Number 2015-00007885 of the Official Public Records of Wood County, Texas;

THENCE South 88 deg. 25 min. 06 sec. West along the North line of said 19.524 acre tract a distance of 99.74 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Northwest corner of said 19.524 acre tract, same being the Northeast corner of a called 20.272 acre tract of land conveyed to Carrol D. and Martha L. McHenry as described and recorded Document Number 2019-00007346 of the Official Public Records of Wood County, Texas;

THENCE South 87 deg. 37 min. 53 sec. West along the North line of said 20.272 acre tract a distance of 106.12 feet to a 1/2" Iron Rod found for the Southwest corner of herein described tract, same being the Southeast corner of said 49.4392 acre tract;

THENCE North 00 deg. 40 min. 54 sec. West along the East line of said 49.4392 acre tract a distance of 2329.05 feet to the **POINT OF BEGINNING AND CONTAINING 68.926 ACRES OF LAND.**

NOTE: This tract is accessed from a 20 foot access easement containing 0.5969 acres as described and recorded in Volume 2115, Page 300 of the Named Records of Wood County, Texas.

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in April, 2021, and is being submitted along with a Plat of said tract herein described



Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789

