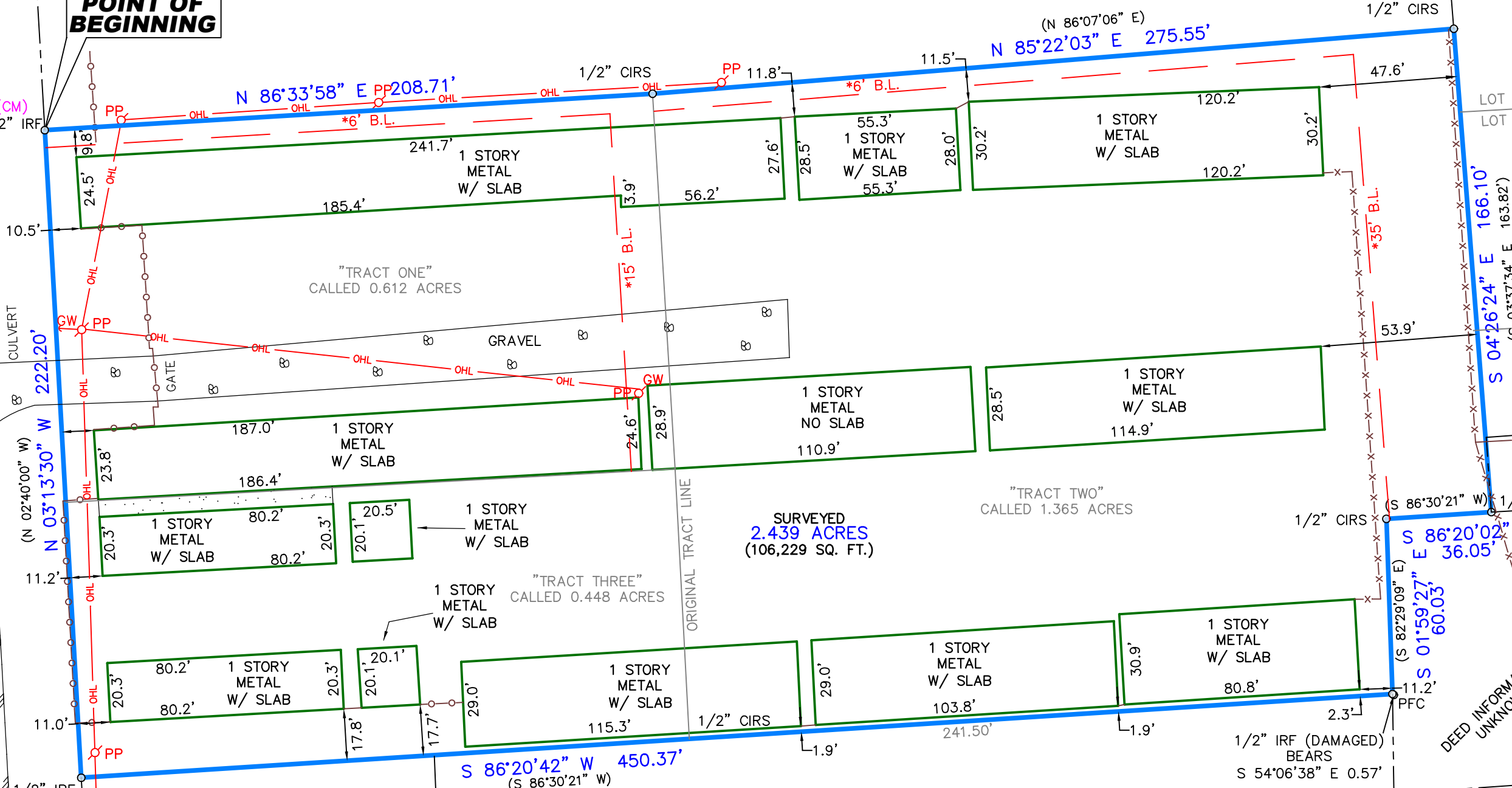


MICHAEL W & JAMES KINGSTON TIBBS
INSTRUMENT NO. 2021-00004924
CALLED 2.06 ACRES
O.P.R.W.C.T.

LOT 7
WILLIAMS PARK
SUBDIVISION
VOL. 9, PAGE 48
M.R.W.C.T.

**POINT OF
BEGINNING**

FM HIGHWAY NO. 17
(PUBLIC RIGHT-OF-WAY)



EDWARD HOWARD
INSTRUMENT NO.
2024-00000147
0.866 ACRES
O.P.R.W.C.T.

JAMES ANDERSON AND
MARTHA ANDERSON
INSTRUMENT NO.
2018-00009446
(TRACT TWO)

JAMES ANDERSON AND
MARTHA ANDERSON
INSTRUMENT NO.
2018-00009446
O.P.R.W.C.T.
LOT 3 WILLIAMS PARK SUB.
VOL. 9, PAGE 48
M.R.W.C.T.
(TRACT ONE)

RODNEY KIMMONS &
JANICE KIMMONS,
HUSBAND AND WIFE
INSTRUMENT NO.
2019-00005062
0.535 ACRES
O.P.R.W.C.T.

STEPHEN GLENN HOPE AND
ANN JEANETTE HOPE
INSTRUMENT NO.
2012-00011291
O.P.R.W.C.T.
CALLED 1.00 ACRES

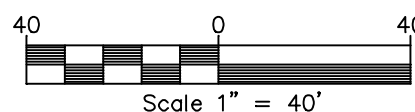
LEGEND

A/C = AIR CONDITION
B.L. = BUILDING LINE
CATV = CABLE TV RISER
CBOX = CABLE TV BOX
CIRF = CAPPED IRON ROD FOUND
CIRS = 1/2" IRON ROD W/5633 CAP SET
(CM) = CONTROLLING MONUMENT
D.E. = DRAINAGE EASEMENT
EBOX = ELECTRIC BOX
EM = ELECTRIC METER
GM = GAS METER
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
MNS = MAG NAIL W/SHINER "RPLS 5633"
OHL = OVERHEAD UTILITY LINES
PE = POOL EQUIPMENT
PFC = POINT FOR CORNER
PP = POWER POLE
TPED = TELEPHONE PEDESTAL
TRANS = ELECTRIC TRANSFORMER
() = PLAT/DEED CALLS
U.E. = UTILITY EASEMENT
UGC = UNDERGROUND CABLE
UGE = UNDERGROUND ELECTRIC
WV = WATER VALVE
WM = WATER METER
--- = WOOD FENCE
--- = CHAIN LINK FENCE
--- = WIRE FENCE
--- = WROUGHT IRON FENCE
--- = EASEMENT LINE
--- = BUILDING LINE
--- = ASPHALT LINE



FLOOD NOTE

According to my interpretations of the Wood County, Texas and Unincorporated Areas, Flood Insurance Rate Map Number 48499C0175C, dated 09/03/2010, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.



SURVEYOR'S CERTIFICATE

I hereby certify to McKnight Title and Peggy Jones Properties, Inc. that this plat represents the result of a survey made on the ground under my direct supervision and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

Todd Fincher
Todd Fincher, R.P.L.S.
Signed: September 11, 2025.



**LAND SURVEY
OF
2.439 ACRES**
LOCATED AT
**ADDRESS: FM HIGHWAY NO. 17
WOOD COUNTY, TX 75497
AND BEING SITUATED IN THE
BENJAMIN ANDERSON SURVEY, ABSTRACT No. 12
WOOD COUNTY, TEXAS**

JOB NO. 25091000
FILED J.E.
DRAFTED M.R.
CHECKED A.W.



PROPERTY DESCRIPTION

Being a tract or parcel of land lying and situated in the Benjamin Anderson Survey Abstract No. 12, located in Wood County, Texas, same being called those Tracts One, Two and Three described in a deed to Bob Byrum and M.L. Isbell, recorded in Volume 1384, Page 794, Deed Records, Wood County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for corner in the east line of F.M Highway No. 17 (public right -of-way) same being the southwest corner of a called 2.06 acre tract of land described in a deed to Michael W. Tibbs and James Kingston Tibbs, recorded in Instrument No. 2021-0004924, Official Public Records, Wood County, Texas;

THENCE, North 86°33'58" East, a distance of 208.71 feet to a 1/2 inch iron with a cap stamped "RPLS 5633" set for corner in the south line of said 2.06 acre tract;

THENCE, North 85°22'03" East, a distance of 275.55 feet to a 1/2 inch iron with a cap stamped "RPLS 5633" set for corner in the west line of Lot 6 in Williams Park Subdivision, a subdivision in Wood County, Texas, according to the Map or Plat recorded in Volume 9, Page 48 of the Map Records of Wood County, Texas, being the west line of that tract of land described in deed to Edward Howard, recorded in Instrument Number 2024-00000147, Official Public Records, Wood County, Texas same being the southeast corner of said 2.06 acre tract;

THENCE, South 04°26'24" East, a distance of 166.10 feet to a 1/2 inch iron rod found for corner at the northernmost southwest corner of tract two described in a deed to James Anderson and Martha Anderson, recorded in Instrument No. 2018-00009446, Official Public Records, Wood County, Texas;

THENCE, South 86°20'02" West, a distance of 36.05 feet to a 1/2 inch iron with a cap stamped "RPLS 5633" set for corner;

THENCE, South 01°59'27" East, a distance of 60.03 feet to a point for corner at the northeast corner of a called 1.0 acre tract described in a deed to Stephen Glenn Hope and Ann Jeanette Hope, recorded in Instrument No. 2012-00011291, Official Public Records, Wood County, Texas, from which a 1/2 inch rod (damaged) found for reference bears South 54°06'38" East, a distance of 0.57 feet;

THENCE, South 86°20'42" West, a distance of 450.37 feet to a 1/2 inch iron rod found for corner in the east line of said F.M Highway No. 17, same being the northwest corner a called 0.535 acre tract of land described in a deed to Rodney Kimmons and Janice Kimmons, husband and wife, recorded in Instrument No. 2019-00005062, Official Public Records, Wood County, Texas;

THENCE, North 03°19'30" West, a distance of 222.20 feet to the POINT OF BEGINNING and containing 2.439 acres (106,229 square feet) of land.

NOTES

- Directional Control shown hereon are based on NAD 83(2011), EPOCH 2010 tied to the Texas Coordinate System of 1983, North Central Zone (4202).
- The following items are from Schedule B, Commitment for Title Insurance, G.F. No. NB-2746-MK, issued September 18, 2025.

This property is subject to the following restrictive covenants and /or easements: Recorded in/under Volume 994, Page 121 and Volume 1011, Page 147, Real Property Records, Wood County, Texas. * BUILDING LINES SHOWN HEREON WITH AN (*) ARE PER AFORSAID DOCUMENTS.
10c. Any portion of the property herein described which falls within the boundaries of any road or roadway.
10f. All terms, conditions, and provisions of that certain Right of Way/Easement from Henry D. Lennon and wife, to Wood County, Texas in instrument dated May 19, 1977, recorded in Volume 741, Page 608, of the Real Records of Wood County, Texas. (UNABLE TO LOCATE BASED ON DESCRIPTION PROVIDED)
10g. All terms, conditions, and provisions of that certain Right of Way/Easement from John Roderick to Bright Star Salem Water Supply Corp in instrument dated August 30, 1985, recorded in Volume 986, Page 634, of the Real Records of Wood County, Texas. (BLANKET IN NATURE)
10h. 15 foot building line set back on the East side of the property and 6 foot building line setback on the North side of the property, as described in deed recorded in Volume 994, Page 121, Real Records of Wood County, Texas. (SHOWN HEREON)
10i. 35 foot building line set back on the East boundary line and a 6 foot set back from the North boundary line of the property, as described in deed recorded in Volume 1011, Page 147, Real Records of Wood County, Texas. (SHOWN HEREON)