

LEGEND

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



APPROVED BY:

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the S. McDonald Survey, Abstract No. 382, Wood County, Texas, and being part of the remainder of that certain called 40.93 acre tract of land, called Tract Two, conveyed from Joe Kennedy to Jonathan Kennedy, by Gift Deed, as recorded in File #2022-00008669, Official Public Records, Wood County, Texas, 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 inch iron rod found with a plastic cap stamped (HALO) at the Northern most Northeast corner of the remainder of said 40.93 acre tract, and the Northwest corner of a called 2.00 acre tract of land conveyed to JC East Texas Investments LLC, by deed as recorded in File # #2021-00007815, Official Public Records, Wood County, Texas, said point lying in the South line of a called 5.41 acre tract of land conveyed to State of Texas, by deed as recorded in Volume 404, Page 77, Deed Records, Wood County, Texas, and in the South line of F. M. Road No. 515, (Variable Width R.O.W.);

THENCE, South 14 Degrees 41 Minutes 47 Seconds East, with a line common to the remainder of said 40.93 acre tract, and said 2.00 acre tract, and passing at a distance of 292.25 feet, a 1/2 inch iron rod found at an ell corner of the remainder of said 40.93 acre tract, and the Southwest corner of said 2.00 acre tract, and continuing the same course in all a total distance of 576.63 feet to a 1/2 inch iron rod set with plastic cap stamped (BY-LINE) for corner in the Northern most South line of the remainder of said 40.93 acre tract, and in the North line of a called 3.60 acre tract of land conveyed to Warren Killingsworth et ux, by deed as recorded in File #2022-00002487, Official Public Records, Wood County, Texas, from said point, a 1/2 inch iron rod found at the Northeast corner of said 3.60 acre tract, and an ell corner of the remainder of said 40.93 acre tract, bears North 87 Degrees 42 Minutes 09 Seconds East, a distance of 131.54 feet;

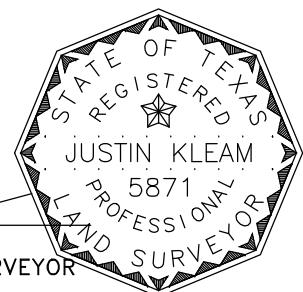
THENCE, South 87 Degrees 42 Minutes 09 Seconds West, with a line common to the remainder of said 40.93 acre tract, and said 3.60 acre tract, and passing at a distance of 194.17 feet, 1/2 inch iron rod found with plastic cap stamped (HALO) at an ell corner of the remainder of said 40.93 acre tract, the Northwest corner of said 3.60 acre tract, and the Northeast corner of a called 4.000 acre tract of land surveyed by Halo Surveying, LLC, dated the 24th day of January, 2024, and continuing the same course in all a total distance of 556.20 feet to a 1/2 inch iron rod found at the Northwest corner of said 4.000 acre tract, from said point, a 1/2 inch iron rod found at the Southwest corner of said 4.000 acre tract, bears South 04 Degrees 44 Minutes 58 Seconds East, a distance of 481.61 feet;

THENCE, North 04 Degrees 44 Minutes 58 Seconds West, with a partition line, a distance of 464.18 feet to a 1/2 inch iron rod set with plastic cap stamped (BY-LINE) for corner in the Northern most North line of the remainder of said 40.93 acre tract, in the South line of said 5.41 acre tract, and in the South line of said F. M. Road No. Road No. 515, from said point, a Type I concrete right of way monument found, bears South 75 Degrees 18 Minutes 13 Seconds West, a distance of 880.86 feet, and a 1/2 inch iron rod found with plastic cap stamped (HALO) at the Northwest corner of the remainder of said 40.93 acre tract, bears South 75 Degrees 18 Minutes 13 Seconds West, a distance of 882.64 feet;

THENCE, North 75 Degrees 18 Minutes 13 Seconds East, with a line common to the remainder of said 40.93 acre tract, said 5.41 acre tract, and said F. M. Road No. 515, a distance of 463.05 feet to the POINT OF BEGINNING and CONTAINING 6.03 acres of land.

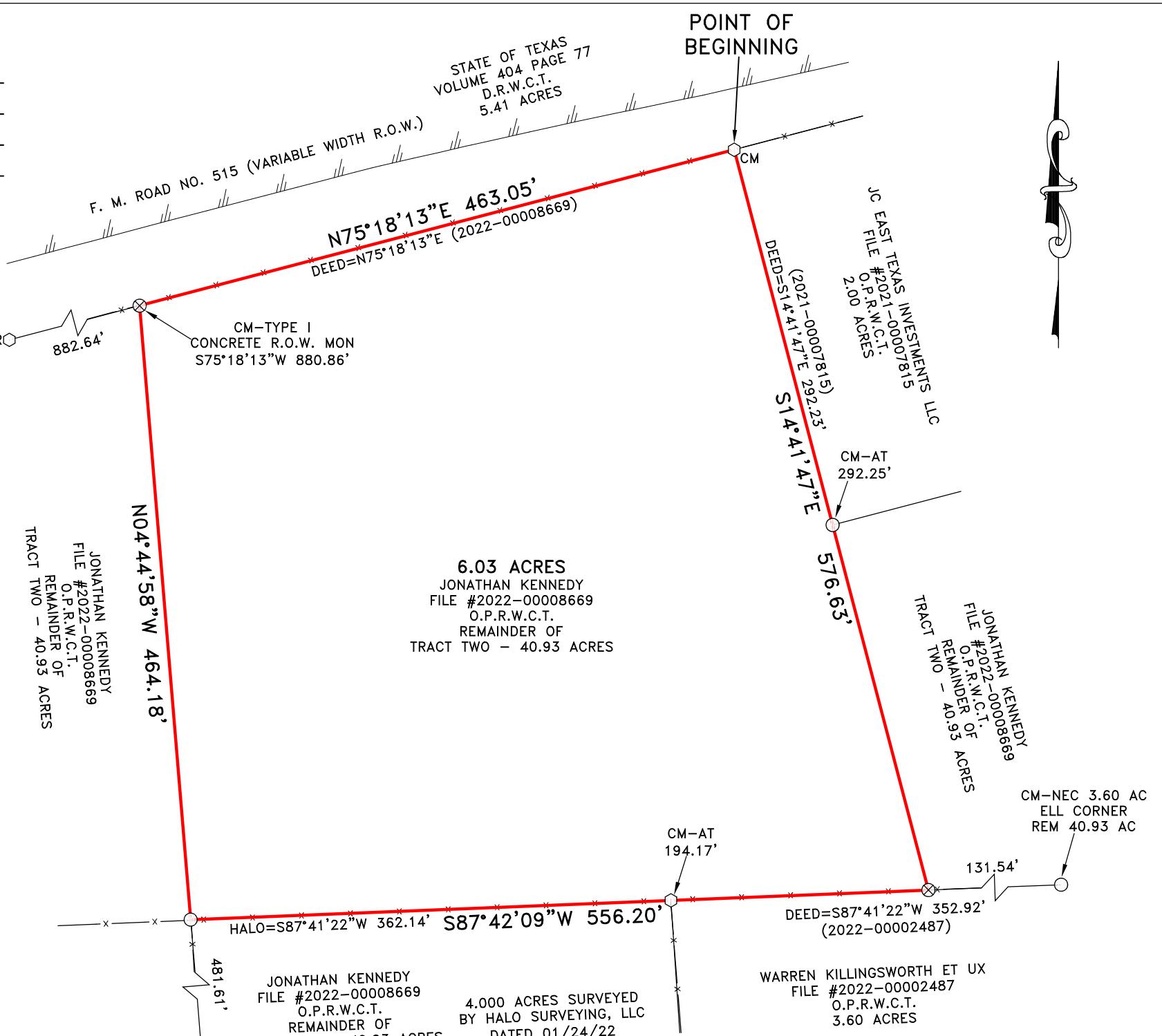
I, Justin Klem RPLS No. 5871, do hereby certify to: Jonathan Kennedy, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are 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: Justin Klem
JUSTIN KLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

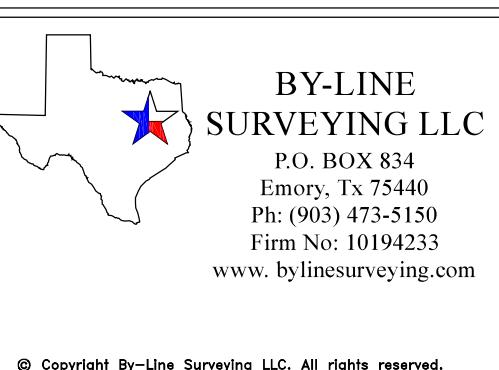


SURVEYOR'S NOTES:

- 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) THIS SUBDIVISION MAY NOT COMPLY WITH THE WOOD COUNTY SUBDIVISION REGULATIONS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO DETERMINE THIS. CONSULT WITH YOUR COUNTY COMMISSIONER FOR MORE INFORMATION AND REGULATIONS. BY-LINE SURVEYING, LLC SHALL BEAR NO LIABILITY FOR PROPERTY SUBDIVIDED THAT IS NOT IN ACCORDANCE WITH THE WOOD COUNTY SUBDIVISION REGULATIONS.



6.03 ACRES
S. MCDONALD SUR. A-382
WOOD COUNTY, TEXAS
F. M. ROAD NO. 515
DATE: 09/10/25
SCALE: 1" = 100'
JOB NO.: 2025-1138
CLIENT: KENNEDY
TECHNICIAN: LER



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