

LESTER COKER  
ALBERT COKER  
VOL. 549, PG. 385

LESTER COKER  
ALBERT COKER  
VOL. 530, PG. 559

GERALD B. PEDDY, JR.  
DOC.# 2011-00010045

21.97 ACRES

N 89°57'34" E 1593.21'

S 88°50'10" W 1203.54'

N 88°50'10" E 1179.84'

S 88°46'20" W 1307.86'

L=249.81'  
R=50.00'  
Δ=286°15'37"  
CB=S01°09'51"E  
60.00'

S 01°29'57" E 699.30'  
(Bearing Basis)

Private Road No. 5834 (60')  
Rex Boulevard (per plat)  
1.81 Acres located within P.R. 5834 right of way.

WOODLANDS ESTATES  
VOL. 9, PG. 279

DESCRIPTION

STATE OF TEXAS  
COUNTY OF WOOD

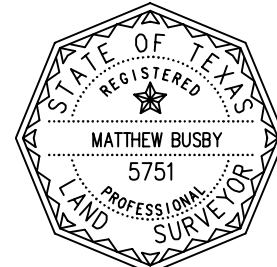
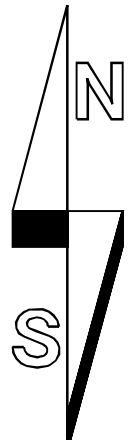
BEING Lots 1-13 of Woodlands Estates, an addition to Wood County, Texas according to the plat thereof recorded in Volume 9, Page 279 of the Plat Records of Wood County, Texas.

SRS = STEEL ROD SET  
SRF = STEEL ROD FOUND

Note: Bearings based on recorded plat (Vol. 9, Pg. 279)  
Note: Verify exact location of underground utilities prior to construction.  
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"  
Note: Survey performed without benefit of title commitment, no easements furnished or researched by surveyor.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of April, 2016; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

April 11, 2016



*Matthew Busby*  
Matthew Busby  
R.P.L.S. No. 5751

BOUNDARY SURVEY

21.97 ACRES  
LOTS 1-13  
WOODLANDS ESTATES  
WOOD COUNTY, TEXAS

**Boundary Solutions Inc.**  
*Professional Land Surveyors*

P.O. BOX 250  
CADDO MILLS, TX 75135  
OFFICE: 214-499-8472  
FAX: 972-782-7611  
EMAIL: mbusby\_bs@yahoo.com

COMMERCIAL AND RESIDENTIAL  
BOUNDARY, TOPOGRAPHIC, &  
ALTA/ACSM LAND TITLE  
SURVEYS

CLIENT:  
Lone Star Realty

No Schedule B Provided  
Address: 235 P.R. 5834

Drawn by: mjb  
B.S.I. Job# 1604-007