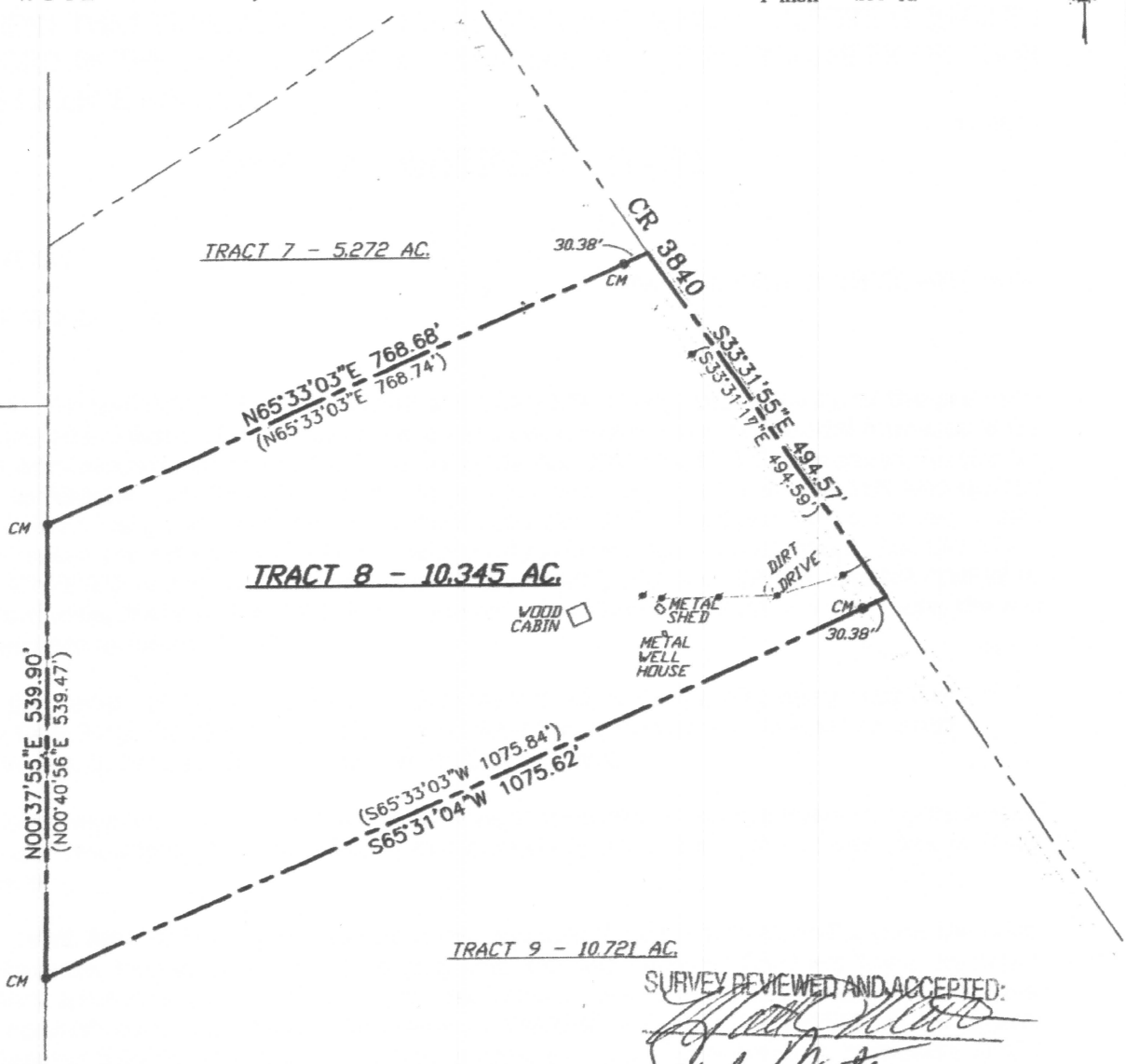
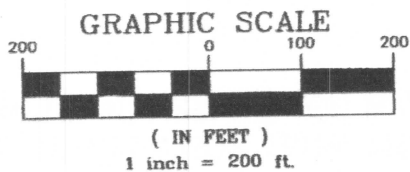


PLAT SHOWING SURVEY OF  
TRACT 8 OF THE DEER RIDGE SUBDIVISION  
ACCORDING TO THE PLAT RECORDED IN  
VOL. 9, PG. 79 PLAT RECORDS  
OF WOOD COUNTY, TEXAS



DAVID HIX LOTT, JR.  
CCN 2021-00006675  
251.704 AC.

SURVEY REVIEWED AND ACCEPTED:

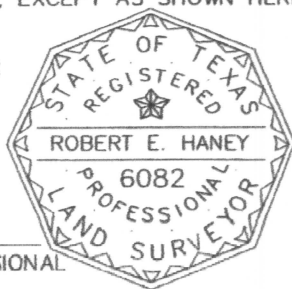
*[Handwritten signatures]*

DATED: \_\_\_\_\_

-BASIS OF BEARING IS THE MONUMENTED NORTH LINE OF TRACT 8, RECORD BEARING N65°33'03"E.

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6082, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY MYSELF. THERE ARE NO APPARENT CONFLICTS, DISCREPANCIES, VISIBLE BOUNDARY LINE CONFLICTS, VISIBLE INTRUSIONS, VISIBLE PROTRUSIONS OF IMPROVEMENTS, OR VISIBLE EASEMENTS OR RIGHT-OF-WAYS, EXCEPT AS SHOWN HEREON.

WITNESSED BY MY HAND AND SEAL THIS THE 4TH DAY OF AUGUST, 2022.



*[Handwritten signature of Robert E. Haney]*

ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6082

LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ✦ POWER POLE
- E — OVERHEAD ELECTRIC LINE
- BARBED WIRE FENCE
- CM CONTROLLING MONUMENT
- ( ) PLAT CALL

	P.O. BOX 1564 HAWKINS, TEXAS 75765 TBPELS FIRM NO. 10158600 903 363-8852
	SCALE : 1" = 200' JOB # HE1502
DATE: AUGUST 04, 2022	

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

#229986

### GENERAL WARRANTY DEED

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WOOD §

THAT THE UNDERSIGNED, **CARY WARE aka CARY LEE WARE, Individually, as the property being conveyed is inherited property and not a part of a business or residential homestead for us and as Administrator of the ESTATE OF PHILLIP NATHANIEL WARE, Deceased,** hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **MATTHEW D. MASTER and wife, JUDY A. MASTER,** herein referred to as "Grantee", whether one or more, the real property described as follows, to-wit:

All that certain 10.341 acres, more or less in the Wm. Clark Survey, A99, being Tract 8 of the Deer Ridge Subdivision, a subdivision in Wood County, Texas, a subdivision recorded in Volume 9, Page 79, Plat Records of Wood County, Texas.

This conveyance is subject to any and all mineral reservations and conveyances, rights-of-way, easements and restrictions of record affecting said property in the Office of the County Clerk of Wood County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.