

10 Acres Blooming Grove, TX



10 acre tract in Blooming Grove area. BGISD. Heavily treed with many large cedars and hardwoods. Seasonal Creek. Partially fenced. Approx 800 ft of CR frontage. Lots of Wildlife. Nice building site-s. No known restrictions.

Directions: From Blooming Grove, take FM 55 south approx 1.5 miles to NW CR 2250, turn left, go approx 1.7 miles. Property on left.

Offered At: \$3,500.00 Per Acre

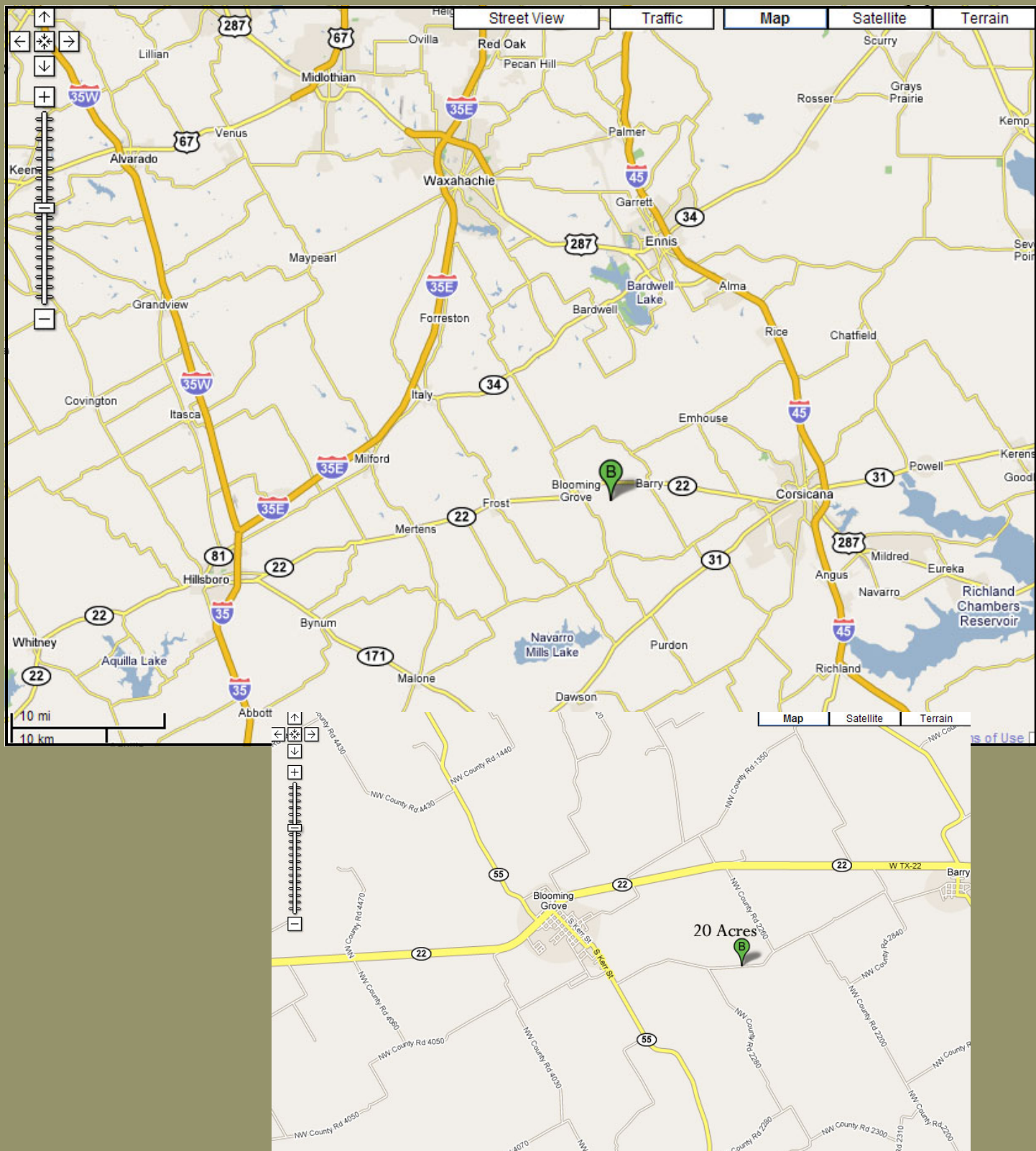
Sky View

REAL ESTATE

Farm & Ranch, Homes, Commercial,
Recreation and Investment Properties

Robert Phipps *Broker / Owner*

Cell: 972.351.4710 | Email: RLP2000@airmail.net



128 S. Fordyce Street • Blooming Grove, TX 76626 • Office: 903.695.2978 • Fax: 903.695.2980

www.SkyViewBroker.com

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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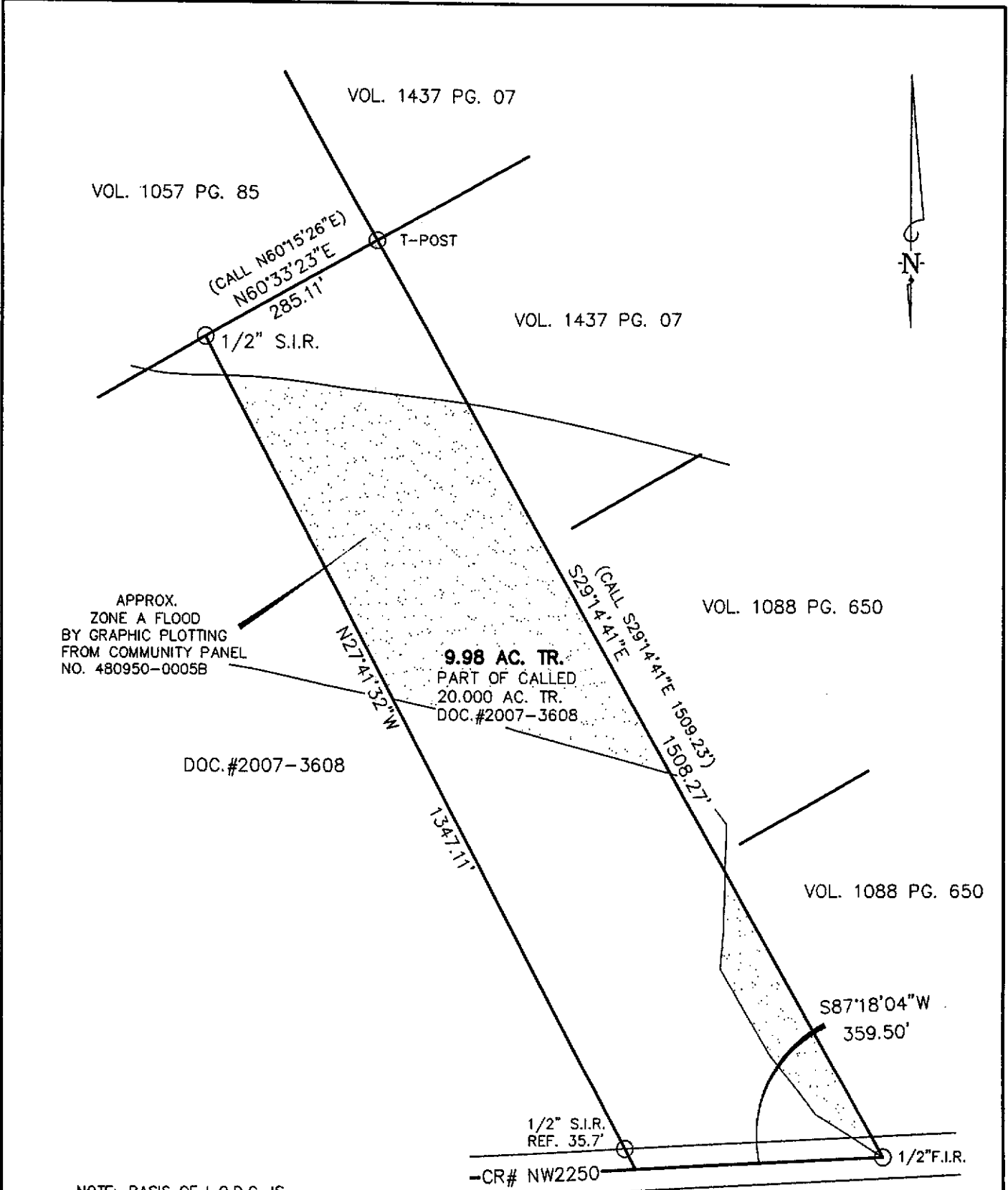
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APPROX.
ZONE A FLOOD
BY GRAPHIC PLOTTING
FROM COMMUNITY PANEL
NO. 480950-0005B

DOC. #2007-3608

9.98 AC. TR.
PART OF CALLED
20.000 AC. TR.
DOC. #2007-3608

NOTE: BASIS OF L.O.D.C. IS
THE RECORD BEARING OF
THE EAST LINE OF THE
CALLED 20.000 ACRE TRACT

WARNING: IF THIS PROPERTY IS NOT WITHIN ZONE A, THE
FLOOD 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 FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY
ON THE PART OF THE LAND SURVEYOR.

NOTE: THERE MAY BE ADDITIONAL
EASEMENTS OR ENCUMBRANCES AFFECTING
THIS TRACT THAT ARE NOT SHOWN HEREON.

SCALE: 1" = 200'
COUNTY: NAVARRO
ACREAGE: 9.98 AC.

SURVEY: WILLIAM G. DONAGHE SUR. A-229
DESCRIPTION: DOC. #2007-3608
SURVEYED FOR: KRISTINE LINDAMOOD ORTH

I, Wayne Beets, Registered Professional Land Surveyor 6039, do hereby
certify that the above survey plat and notes of even date represent
the results of an on the ground survey made under my direction and
supervision. To the best of my knowledge and belief, there are no apparent
intrusions or protrusions other than shown on plat.
This the 11th Day of September, 2008.

HEARN SURVEYING ASSOCIATES

308 1/2 N. BEATON
CORNICANA, TX 75110
(903) 872-9669

1-800-432-7670

Wayne Beets
Wayne Beets
Registered Professional Land Surveyor
Number 6039

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER
PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS
RESULTING THEREFROM.

FIELD NOTES

LINDAMOOD TRACT
9.98 ACRES

WM. G. DONAGHE SURVEY
ABSTRACT 229

NAVARRO COUNTY

All of that certain lot, tract, or parcel of land situated in the Wm. G. Donaghe Survey, Abstract 229, Navarro County, Texas, being the east part of a called 20.000 acre tract, recorded in Document No. 2007-3608, Deed Records of Navarro County, Texas. Said tract being more fully described by metes and bounds as follows.

BEGINNING at a ½" iron rod found in county road NW 2250 for the southeast corner of this tract, also being the southeast corner of the aforementioned called 20.000 acre tract.

THENCE S87°18'04"W with county road NW 2250, the south line of this tract and the south line of the called 20.000 acre tract at **359.50** feet to a point for the southwest corner of this tract;

THENCE N27°41'32"W with the west line of this tract at 35.7 feet passing a ½" iron rod set for reference, continuing in all **1,347.11** feet to a ½" iron rod set for the northwest corner of this tract on the north line of the called 20.000 acre tract and on the south line of a tract Recorded in Volume 1057, Page 85;

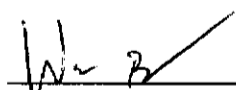
THENCE N60°33'23"E with the north line of this tract and the north line of the called 20.000 acre tract at **285.11** feet to a ½" iron rod set for the northeast corner of this tract, also being the northeast corner of the called 20.000 acre tract;

THENCE S29°14'41"E with the east line of this tract, the east line of the called 20.000 acre tract at **1,508.27** feet to the place of beginning and containing within this description **9.98 acres of land.**

SURVEYOR'S CERTIFICATE

I, WAYNE BEETS, REGISTERED PROFESSIONAL LAND SURVEYOR 6039, DO HEREBY CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT OF EVEN DATE REPRESENT THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THE DIMENSIONS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL, THIS THE 11th DAY OF SEPTEMBER 2008.



WAYNE BEETS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 6039