

All that certain tracts or parcels of land situated about 15 miles South 75° West from the City of Paris, in Lamar County, Texas; part of the John Rutherford Survey, Abstract No. 777, being parts of the called 38.12 acre tract of land described in a Deed to Lloyd Webb and Janet Webb, and recorded in Document 158632-2018, of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

Tract A

Beginning at a ½” rebar (set) for a corner in the East Line of the C. Tilton Survey, Abstract No. 926, same being the Southwest corner of said 38.12 acre tract and of said Rutherford Survey, same being the Northwest corner of the J. Hodges Survey, Abstract No. 398, and same also being an inside corner of a called 57.592 acre tract of land described in a Deed to Jacob Wieler, et ux., and recorded in Document 125395-2015, of the Official Public Records of Lamar County, Texas;

Thence N 04° 17’ 52” W with a West Line of said 38.12 acre tract and of said Rutherford Survey, with an East Line of said Tilton Survey and of said 57.592 acre tract, a distance of 322.036’, to a ½” iron pin (found) for a corner in a Southeast Line of FM Highway 82, same being the most Westerly Northwest corner of said 38.12 acre tract, same being in the Tilton-Rutherford Survey Division Line, and same also being the most Northerly Northeast corner of said 57.592 acre tract;

Thence in a Northeasterly direction with the Southeast Lines of said Highway 82 and with the Northwest Lines of said 38.12 acre tract, as follows:

N 52° 01’ 03” E, a distance of 28.881’, to a ½” iron pin (found) in an angle point;
N 38° 04’ 52” E, a distance of 183.112’, to a concrete highway monument (found) in an angle point;
N 55° 58’ 33” E, a distance of 1227.014’, to a ½” iron pin (found) for a corner in a Northwest Line of said 38.12 acre tract, same being in a Southeast Line of said FM Highway, and same also being the most Northerly Northwest corner of a called 5.000 acre save, except, and less tract of land out of said 38.12 acre said Webb tract;

Thence S 31° 51’ 15” E over said 38.12 acre tract and with a Southwest Line of said 5.000 acre tract, a distance of 444.417’, to a ½” iron pin (found) for a corner within said 38.12 acre tract, same being an inside corner of said 5.000 acre tract;

Thence S 56° 54’ 13” W over said 30.12 acre tract and with a Northwest Line of said 5.000 acre tract, a distance of 312.170’, to a ½” iron pin (found) for a corner within said 38.12 acre tract, same being the most Westerly Northwest corner of said 5.000 acre tract;

Thence S 30° 37’ 20” E over said 38.12 acre tract and with a Southwest Line of said 5.000 acre tract, a distance of 688.190’, to a 3/8” iron pin (found) for a corner in a North Line of a called 114.997 acre tract of land described in a Deed to Gary H. Steffey, et ux., and recorded in Volume 1269, Page 1, of the Real Property Records of Lamar County, Texas, same being in a South Line of said 38.12 acre tract, same being the Southwest corner of said 5.000 acre tract, same being in the South Line of said Rutherford Survey, and same also being in the North Line of said Hodges Survey;

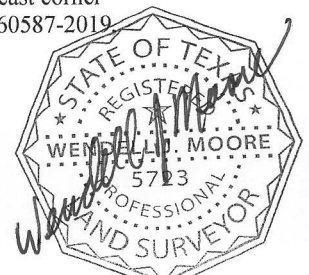
Thence S 88° 42’ 46” W with a South Line of said 38.12 acre tract, with a North Line of said 114.997 acre tract, and with the Survey Division Line between said Hodges and Rutherford Surveys, a distance of 590.439’, to a 1/2” iron pin (found) in an angle point, same being the Northwest corner of said 114.997 acre tract, and same also being the Northeast corner of said 57.592 acre tract;

Thence S 88° 55’ 29” W with a South Line of said 38.12 acre tract, with a North Line of said 57.592 acre tract, and with the Survey Division Line between said Hodges and Rutherford Surveys, a distance of 861.953’, to the **Place of Beginning** and containing **25.489 acres** of land.

Tract B

Beginning at a ½” rebar (found) for a corner in a Southeast Line of U.S Highway 82, same being the Northeast corner of said 38.12 acre tract, and same also being the Northwest corner of a called 10.83 acre tract of land described in a Deed to Johan W. Fehr, and recorded in Document 139235-2016, of the Official Public Records of Lamar County, Texas;

Thence S 34° 06’ 14” E with a Northeast Line of said 38.12 tract and with a Southwest Line of said 10.83 acre tract, a distance of 538.906’, to a 1 1/2”x 3” steel fence corner post (found) for a corner in a Southwest Line of said 10.83 acre tract, same being the most easterly Southeast corner of said 38.12 acre tract, and same also being the Northeast corner of a called 28.33 acre tract of land described in a Deed to Tracy Peters, et ux., and recorded in Document 160587-2019 of the Official Public Records of Lamar County, Texas;



Thence S 56° 54' 50" W with a Southeast Line of said 38.12 acre tract, with a Northwest Line of said 28.33 acre tract, a distance of 541.602', to a 1/2" iron pin (found) for a corner, same being the most Northerly Southeast corner of said 5.000 acre tract, same being in a Southeast Line of said 38.12 acre tract, and same also being in the Northwest Line of said 28.33 acre tract;

Thence N 33° 06' 02" W over said 38.12 acre tract and with a Northeast Line of said 5.000 acre tract, a distance of 75.000', to a 1/2" iron pin (found) for a corner within said 38.12 acre tract, and same also being a Northeast corner of said 28.33 acre tract;

Thence S 56° 53' 50" W over said 38.12 acre tract and with the Northwest Line of said 5.000 acre tract, a distance of 274.570', to a 1/2" iron pin (found) for a corner within said 38.12 acre tract, same being an inside corner of said 5.000 acre tract;

Thence N 31° 55' 15" W over said 38.12 acre tract and with a Northeast Line of said 5.000 acre tract, a distance of 446.586', to a 1/2" iron pin (found) for a corner in a Northwest Line of said 38.12 acre tract, same being in a Southeast Line of said FM Highway, and same also being the most Northerly Northeast corner of a called 5.000 acre save, except, and less tract of land out of said 38.12 acre said Webb tract;

Thence N 55° 49' 33" W with a Northwest Line of said 38.12 acre tract and with a Southeast Line of said Highway 82, a distance of 797.207', to the *Place of Beginning* and containing **9.352 acres** of land.


I, Wendell Moore, RPLS #5723, hereby certify that this survey was made on the ground by me or under my direct supervision, and shown accurately and correctly and on the attached plat, and the locations of all easements, row's, setback lines, and other matters affecting the subject property (whether of record or not), which are visible or which I have been advised, are shown or noted. Except as noted, there are no visible encroachments, protrusions, or conflicts.

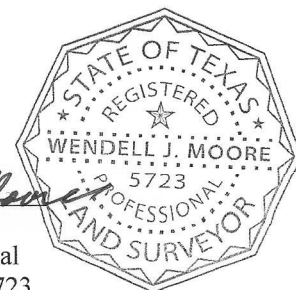
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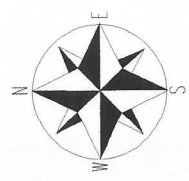
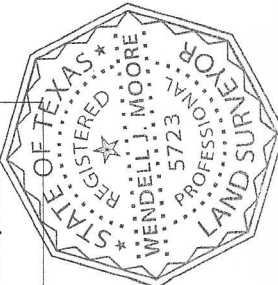
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes items none of Table A thereof.

The bearings recited herein are based upon the North American Datum 1983 in the Texas North Central Zone (4202) in US Survey Feet using GPS observations within the CORS Network. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed April 2, 2022.

April 2, 2022


Wendell J. Moore
Registered Professional
Land Surveyor No. 5723





1" = 250'

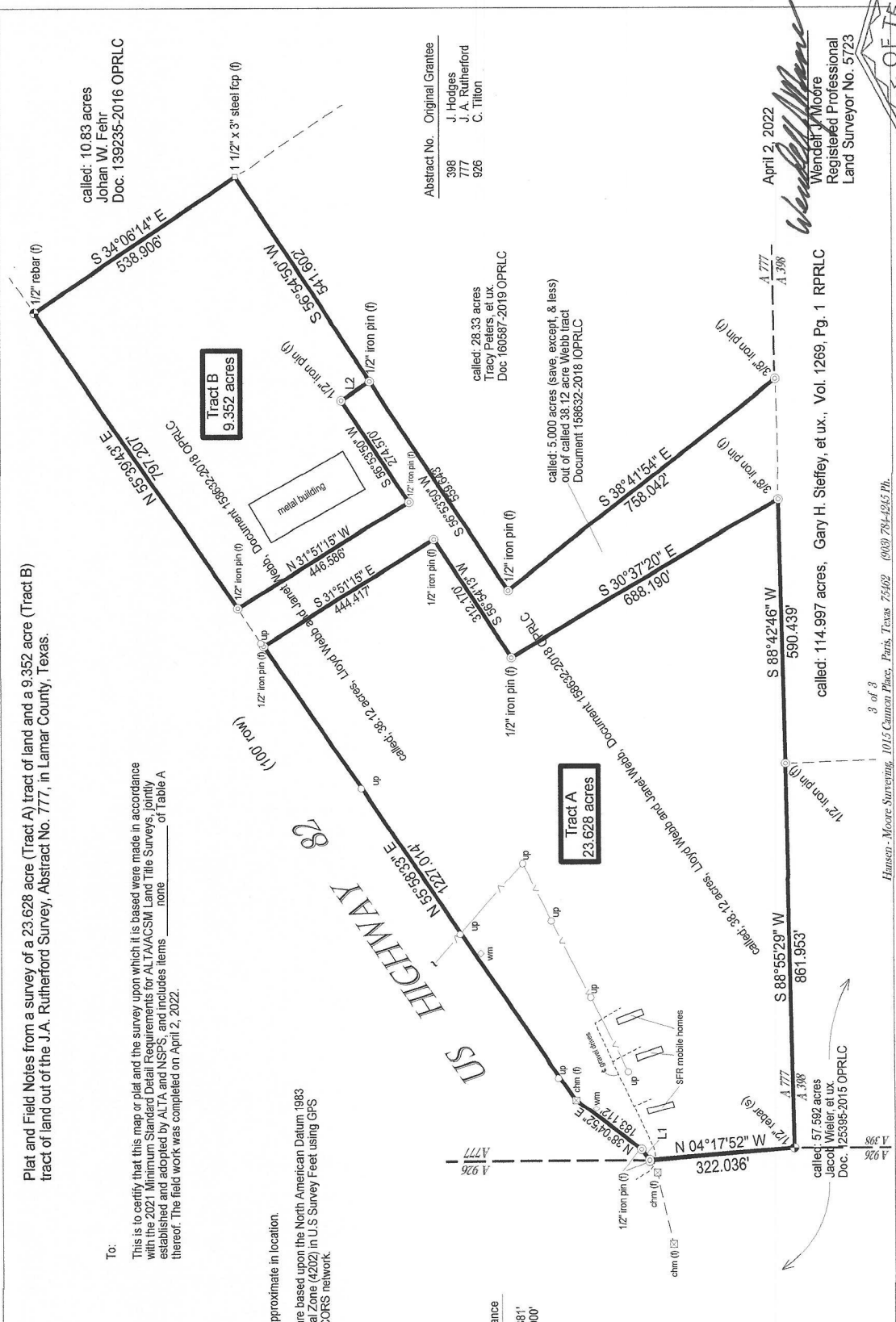
Plat and Field Notes from a survey of a 23.628 acre (Tract A) tract of land and a 9.352 acre (Tract B) tract of land out of the J.A. Rutherford Survey, Abstract No. 777, in Lamar County, Texas.

To:
This is to certify that this map or plat and the survey upon which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items _____ note _____ of Table A thereof. The field work was completed on April 2, 2022.

Abstract Lines shown are approximate in location.
Bearings and coordinates are based upon the North American Datum 1983 in the Texas North Central Zone (4202) in U.S Survey Feet using GPS observations within the CORS network.

Line	Bearing	Distance
L1	N 52°01'03" E	28.681'
L2	N 33°06'02" W	75.000'

Point of Beginning
⊙ 1/2" iron pin (f)
⊕ 1/2" iron pin (s)
⊕ sewer c. o.
⊕ water meter
▲ telephone
■ transformer
○ utility pole
◆ conc. monument
⊕ meander



Abstract No.	Original Grantee
398	J. Hodges
777	J. A. Rutherford
926	C. Tilton

called: 28.33 acres
Tracy Peters, et ux.
Doc: 160587-2019 OPRLC

called: 5,000 acres (save, except, & less)
out of called 38.12 acre Webb tract
Document 188632-2018 OPRLC

April 2, 2022
Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

called: 114.997 acres, Gary H. Steffey, et ux., Vol. 1269, Pg. 1 RPRLC