



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
2.252 ACRES
IN THE JAMES F. BOX SURVEY, ABSTRACT NUMBER 128
LAMAR COUNTY, TEXAS

BEING a 2.252 acre tract of land situated in the James F. Box Survey, Abstract Number 128, Lamar County, Texas, being all that same called 2.41 acre tract described as "Save and except tract", in instrument to Jerry R. Standerfer and Mary J. Standerfer, recorded in Volume 566, Page 199, of the Deed Records of Lamar County, Texas (D.R.L.C.T.), said 2.252 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the apparent common line between said Box Survey and the John H. Fowler Survey, Abstract Number 331, for the westerly common corner of said 2.41 acre tract, that certain called 79.78 acre tract described in instrument to Jerry R. Standerfer and Mary J. Standerfer, recorded in Volume 566, Page 199, D.R.L.C.T., and that certain called 120 acre tract described as "Parcel C, Tract 5", in instrument to Wolfe Ridge Farms, LLC, recorded under Document Number 177300-2020, of the Official Public Records of Lamar County, Texas (O.P.R.L.C.T.), being the northwesterly corner of the herein described 2.252 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 7,238,854.66, E: 2,808,194.17**, North Central Zone (4202), grid measurements;

THENCE South 88°48'40" East, 128.26 feet, with the apparent common line between said Box Survey and said Fowler Survey, the common line between said 2.41 acre tract and said Parcel C, Tract 5, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the easterly common corner of said 2.41 acre tract, said Parcel C, Tract 5, and said 79.78 acre tract, being the northeasterly corner of the herein described 2.252 acre tract;

THENCE South 40°03'09" West, 1079.26 feet, with the common line between said 2.41 acre tract and said 79.78 acre tract, to a 3/8" iron rod found in the apparent common line between said Box Survey and the U. Mattheson Survey, Abstract Number 666, in the easterly line of that certain called 27 acre tract described as "First Tract" in instrument to Jerry R. Standerfer and Mary J. Standerfer, recorded in Volume 543, Page 854, D.R.L.C.T., for the southerly common west corner of said 2.41 acre tract and said 79.78 acre tract, being the southeasterly corner of the herein described 2.252 acre tract;

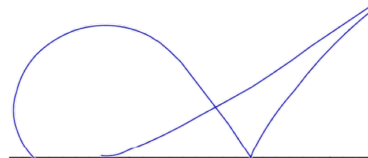
THENCE North 00°34'15" West, 153.86 feet, with the apparent common line between said Box Survey and said Mattheson Survey, the common line between said 2.41 acre tract and said 27 acre tract, to a 3/8 inch iron rod found for the northerly common west corner of said 2.41 acre tract and said 79.78 acre tract, being the northwesterly corner of the herein described 2.252 acre tract, from which a 1 inch iron pipe found for the apparent northwesterly corner of said Box Survey, the westerly northwest corner of said 79.78 acre tract bears North 00°28'02" West, 645.00 feet;

THENCE North 40°04'20" East, 881.99 feet, with the common line between said 2.41 acre tract and said 79.78 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 2.252 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 31, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 32673.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

June 12, 2023
Date



Thomas A. McIntyre
R.P.L.S. No. 6921