



# TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

**351.250 ACRES**

**IN THE JOHN H. FOWLER SURVEY, ABSTRACT NUMBER 331  
IN THE SIMON DERRICK SURVEY, ABSTRACT NUMBER 265  
IN THE U. MATTHESON SURVEY, ABSTRACT NUMBER 666  
AND IN THE JAMES F. BOX SURVEY, ABSTRACT NUMBER 128  
LAMAR COUNTY, TEXAS  
IN THE SIMON DERRICK SURVEY, ABSTRACT NUMBER 454  
DELTA COUNTY, TEXAS**

BEING a 351.250 acre tract of land situated in the John H. Fowler Survey, Abstract Number 331, in the Simon Derrick Survey, Abstract Number 265, in the U. Mattheson Survey, Abstract Number 666, and in the James F. Box Survey, Abstract Number 128, Lamar County, Texas, in the Simon Derrick Survey, Abstract Number 454, Delta County, Texas, being comprised of all that certain called 27 acres described as "First Tract", all that certain called 5 acres described as "Second Tract", the remainder of that certain called 123.765 acre tract described as "Third Tract", the remainder of that certain called 35 acres described as "Fourth Tract", all that certain called 25 acres described as "Fifth Tract", and the remainder of that certain called 64.5 acre tract described as "Sixth Tract", all described in instrument to Jerry R. Standerfer and Mary J. Standerfer, recorded in Volume 543, Page 854, of the Deed Records of Lamar County, Texas (D.R.L.C.T.), all of that certain called 13.92 acre tract described in instrument to Jerry R. Standerfer, recorded in Volume 1300, Page 294, of the Real Property Records of Lamar County, Texas (R.P.R.L.C.T.), and a portion of 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 the remainder of that certain called 27 1/2 acre tract described in instrument to Jerry R. Standerfer, recorded in Volume 255, Page 795 of the Official Public Records of Delta County, Texas (O.P.R.D.C.T.), said tracts being collectively described as (Standerfer tracts), said 351.250 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod found in the southerly margin of Farm to Market Road 38 (FM 38), for the common northerly corner of said Standerfer tract and that certain called 123.5 acre tract described in instrument to 3 Turners, LLC, recorded under Document Number 196330-2022, of the Official Public Records of Lamar County, Texas (O.P.R.L.C.T.), being the westerly northwest corner of the herein described 351.250 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 7,238,731.88, E: 2,803,633.44**, North Central Zone (4202), grid measurements;

THENCE with the southerly and easterly margin of said FM 38, a northerly and westerly line of said Standerfer tract, the following four (4) courses and distances:

1. North 89°29'20" East, 246.35 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 86°37'20" East, 200.26 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 89°29'20" East, 1530.57 feet, to a 3/8 inch iron rod found for corner;
4. North 00°59'11" West, 39.90 feet, to a 3/8 inch iron rod found for the common corner of said Standerfer tract, said FM 38, and that certain called 5 acre tract described in instrument to Tim York and Cindy York, recorded under Document Number 120427-2014, O.P.R.L.C.T., being a northwesterly corner of the herein described 351.250 acre tract;

THENCE with the common line between said Standerfer tract and said 5 acre tract, the following three (3) courses and distances:

1. North 86°04'35" East, 293.46 feet, to a fence corner post found for corner;
2. North 01°15'29" West, 658.04 feet, to a fence corner post found for corner;
3. North 88°05'25" West, 286.99 feet, to a fence corner post found in the easterly margin of said FM 38, for the northerly common west corner of said Standerfer tract and said 5 acre tract, being a southwesterly corner of the herein described 351.250 acre tract;

THENCE North 00°57'53" West, 1769.89 feet, with the easterly margin of said FM 38, a westerly line of said Standerfer tract, to a 3/8 inch iron rod found for the common westerly corner of said Standerfer tract and that certain called 19.66 acre tract described as "Tract 6" in instrument to Wolfe Ridge Farms, LLC, recorded under Document Number 177300-2020 O.P.R.L.C.T., being the northerly northwest corner of the herein described 351.250 acre tract, from which a 1/2 inch iron rod found for reference North 00°52'18" West, 816.69 feet;

THENCE North 89°52'31" East, 2261.19 feet, with the common line between said Standerfer tract and said 19.66, to a 3/8 inch iron rod found in the westerly line of 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, O.P.R.L.C.T., for the common easterly corner of said Standerfer tract and said 19.66 acre tract, being the northerly northeast corner of the herein described 351.250 acre tract, from which a 1/2 inch disturbed iron rod found for reference bears North 01°25'25" West, 812.56 feet;

THENCE with the common line between said Standerfer tract and said Parcel C, Tract 5, the following three (3) courses and distances:

1. South 00°53'22" East, 1958.72 feet, to a 1/2 inch iron pipe found for corner;
2. South 89°56'46" East, 708.97 feet, to a 3/8 inch iron rod found inside a 1 inch iron pipe for corner;
3. South 40°09'00" West, 585.72 feet, to a 3/8 inch iron rod found in the apparent common line between said Fowler Survey and said Box Survey, for the westerly common north corner of said Standerfer tract and that certain called 2.41 acre "save and except" tract described in Volume 566, Page 199, D.R.L.C.T., being an interior corner of the herein described 351.250 acre tract;

THENCE South 88°48'40" East, with the common line between said 2.41 acre tract and said Parcel C, Tract 5, at a distance of 128.26 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a common corner between said 2.41 acre tract and said Standerfer tract, continuing with the apparent common line between said Fowler Survey and said Box Survey, the common line between said Standerfer tract and said Parcel C, Tract 5, in all, a total distance of 477.74 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the same, being an angle point in an easterly north line of the herein described 351.250 acre tract;

THENCE North 89°16'22" East, 505.94 feet, to a 3/8 inch iron rod found for the common northerly corner of said Standerfer tract acre tract and that certain called 120 acre tract described as "Parcel C, Tract 2", in instrument to Wolfe Ridge Farms, LLC, recorded under Document Number 177300-2020, O.P.R.L.C.T., being the easterly northeast corner of the herein described 351.250 acre tract;

THENCE South 00°32'53" East, with the common line between said Standerfer tract acre tract and said Parcel C, Tract 2, at a distance of 1841.10 feet, pass a 1/2 iron rod with cap found for reference, in all, a total distance of 2350.73 feet, to a calculated point in the approximate centerline of a creek, for the common southerly corner of said Standerfer tract, said Parcel C, Tract 2, and that certain called 141.788 acre tract described as "Tract Two" in instrument to James Paul Tyson, recorded in Volume 291, Page 284, O.P.R.D.C.T., being an angle point on the easterly line of the herein described 351.250 acre tract;

THENCE South 01°16'04" East, 149.37 feet, with the common line between said Standerfer Tract and said 141.788 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly high bank of Sulphur River, for the common southerly corner of said Standerfer Tract and said 141.788 acre tract, being the southeasterly corner of the herein described 351.250 acre tract, from which a 3/8 inch iron rod (bent) found for reference bears, South 01°15'18" East, 435.97 feet

THENCE with the northerly high bank of said Sulphur River, the southerly line of said Standerfer tract, the following twenty-seven (27) courses and distances:

1. North 74°13'52" West, 202.97 feet, to a calculated point for corner;
2. North 72°17'28" West, 195.00 feet, to a calculated point for corner;
3. North 82°31'01" West, 269.95 feet, to a calculated point for corner;
4. North 76°57'55" West, 97.43 feet, to a calculated point for corner;
5. North 85°02'18" West, 48.36 feet, to a calculated point for corner;
6. North 74°58'33" West, 191.38 feet, to a calculated point for corner;
7. North 72°02'49" West, 470.92 feet, to a calculated point for corner;
8. North 48°41'12" West, 152.06 feet, to a calculated point for corner;
9. North 65°35'45" West, 30.09 feet, to a calculated point for corner;
10. North 65°35'45" West, 63.42 feet, to a calculated point for corner;
11. North 62°03'44" West, 124.10 feet, to a calculated point for corner;
12. North 60°53'14" West, 231.19 feet, to a calculated point for corner;
13. North 79°43'44" West, 55.39 feet, to a calculated point for corner;
14. South 78°24'28" West, 76.81 feet, to a calculated point for corner;
15. South 83°36'55" West, 64.71 feet, to a calculated point for corner;
16. North 72°04'19" West, 37.23 feet, to a calculated point for corner;
17. North 65°03'34" West, 145.80 feet, to a calculated point for corner;
18. North 64°34'40" West, 104.59 feet, to a calculated point for corner;
19. North 67°49'33" West, 58.90 feet, to a calculated point for corner;
20. North 69°19'08" West, 114.84 feet, to a calculated point for corner;
21. North 70°39'24" West, 391.20 feet, to a calculated point for corner;
22. North 83°13'31" West, 390.81 feet, to a calculated point for corner;
23. South 87°25'17" West, 380.55 feet, to a calculated point for corner;
24. South 86°37'00" West, 388.43 feet, to a calculated point for corner;
25. South 78°34'21" West, 361.91 feet, to a calculated point for corner;
26. South 75°20'34" West, 120.76 feet, to a calculated point for corner;
27. South 72°44'53" West, 59.71 feet, to a calculated point at the intersection of the northerly high bank of said Sulphur River, with the approximate centerline of Morrison Creek, for an angle point in the southerly line of said Standerfer tract and the herein described 351.250 acre tract;

THENCE with the approximate centerline of said Morrison Creek, the southerly line of said Standerfer tract, the following twenty-two (22) courses and distances:

1. North 42°45'43" West, 51.70 feet, to a calculated point for corner;
2. North 06°39'01" West, 150.68 feet, to a calculated point for corner;
3. North 27°17'03" West, 134.85 feet, to a calculated point for corner;
4. North 04°49'58" West, 143.74 feet, to a calculated point for corner;
5. North 50°12'47" West, 234.68 feet, to a calculated point for corner;
6. South 67°25'42" West, 62.85 feet, to a calculated point for corner;
7. South 19°22'19" West, 141.28 feet, to a calculated point for corner;
8. South 14°41'24" East, 136.04 feet, to a calculated point for corner;
9. South 10°49'52" West, 93.49 feet, to a calculated point for corner;
10. South 33°57'59" East, 128.57 feet, to a calculated point for corner;
11. South 16°06'29" East, 79.23 feet, to a calculated point for corner;
12. South 49°37'41" West, 204.84 feet, to a calculated point for corner;
13. North 89°52'32" West, 65.89 feet, to a calculated point for corner;
14. North 64°55'30" West, 272.95 feet, to a calculated point for corner;

15. South 87°18'03" West, 98.13 feet, to a calculated point for corner;
16. North 52°12'43" West, 110.17 feet, to a calculated point for corner;
17. North 19°03'15" West, 92.90 feet, to a calculated point for corner;
18. North 02°33'50" West, 170.45 feet, to a calculated point for corner;
19. North 15°28'26" West, 240.13 feet, to a calculated point for corner;
20. North 56°01'49" West, 122.35 feet, to a calculated point for corner;
21. North 72°14'53" West, 94.90 feet, to a calculated point for corner;
22. North 70°14'19" West, 6.88 feet, to a calculated point for the common southerly corner of said Standerfer tract and said 123.5 acre tract, being the most westerly southwest corner of the herein described 351.250 acre tract;

THENCE with the common line between said Standerfer tract and said 123.5 acre tract, the following two (2) courses and distances:

North 02°36'12" East, 83.21 feet, to a 3/8 inch iron rod found for corner;

North 20°48'16" East, at a distance of 436.98 feet, pass a 3/8 inch iron rod found for reference, in all, a total distance of 814.46 feet, to the **POINT OF BEGINNING** and containing a computed area of 351.250 acres of land within this Field Note Description.

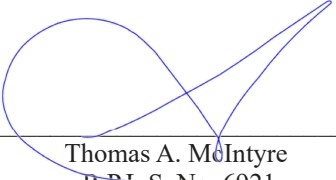
This Field Note Description was prepared from a survey performed on the ground on May 31, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 32673.

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).

August 28, 2023

Date



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