



- 1 of 4
- capped iron pin found
- iron pin found
- iron pin found
- iron pin found
- in pipe found
- is of arc post found
- set found
- etc. highway marker found
- capped iron pin
- F 56999

Hayden Foster RPLS #56999

05/14/19

Doc. #68351-2009 OPR

Doc. #157229-2008 OPR

Doc. #159349-2019 OPR

I, Hayden Foster, Registered Professional Land Surveyor, No. 56999 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48277C(0225C) for Lamar County, Texas. Reference Bearing - the South boundary line of the 25.43 acres - S 88°37'46" E. Controlling Monument is at the terminus of the Reference Bearing. Plat and field notes provided with this survey.

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411 (903) 739-9166

Field Notes - 52.13 Acres

Situated about 12.8 miles North 15° East from the City of Paris, in the County of Lamar, State of Texas, a part of the Robert Cravens Survey #166 and being all of a called 26.279 acre tract conveyed to William C. Thomason and Evonne Kelsie Thomason by deed recorded in Vol. 596, Page 224 of the Real Property Records of said County and State and all of a called 25.43 acre tract conveyed to said William C. Thomason and Evonne Thomason by deed recorded in Vol. 504, Page 197 of said Real Property Records and all of a called 1/3 acre tract conveyed to said William C. Thomason and Evonne K. Thomason by deed recorded in Vol. 1154, Page 326 of said Real Property Records.

Beginning at a 1/2" capped iron pin found at the Northeast corner of the 1/3 acre tract and

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of a called 45.67 acre tract conveyed to Raymond L. Johnson by deed recorded in Doc.# 68351-2009 of said Official Public Records;

Thence S 88°49'37" E along a fence a distance of 829.63' to a wood fence corner post found at the Northeast corner of the 45.67 acre tract and the Southeast corner of the 26.279 acre tract and the Southwest corner of the 25.43 acre tract;

Thence S 88°37'46" E along a fence a distance of 600.83' to a 1/2" iron pin found at the Southeast corner of the 25.43 acre tract and the Southwest corner of a called 20 acre tract conveyed to Patricia Ann Jackson by deed recorded in Vol. 1470, Page 330 of said Official Public Records;

Thence along the East boundary line of the 25.43 acre tract and along a fence as follows: N 00°51'56" E a distance of 1210.31' to a 1/2" capped iron pin found at the Northwest corner of the 20 acre tract and the Southwest corner of the 6.64 acre tract; N 00°51'37" E a distance of 586.04' to a 1/2" capped iron pin found at the Westerly Northwest corner of the 6.64 acre tract and the Southwest corner of the 1/3 acre tract; S 89°51'42" E a distance of 160.81' to a 1/2" capped iron pin found at the Southeast corner of the 1/3 acre tract; N 00°58'53" E a distance of 100.15' to the point of beginning and containing 52.13 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48277C0225C for Lamar County, Texas. Reference Bearing = the South boundary line of the 25.43 acres - S 88°37'46" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700. File #:190501

Hayden Foster Hayden Foster date 05/14/19



Foster Land Surveying
17325 FM 197
Arthur City, TX 75411

Invoice

Date Invoice #
5/14/2019 190501

Bill To
Thomason property

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Field Notes - 52.13 Acres

Situated about 12.8 miles North 15° East from the City of Paris, in the County of Lamar, State of Texas, a part of the Robert Cravens Survey #166 and being all of a called 26.279 acre tract conveyed to William C. Thomason and Evonne Kelsoe Thomason by deed recorded in Vol. 596, Page 224 of the Real Property Records of said County and State and all of a called 25.43 acre tract conveyed to said William C. Thomason and Evonne Thomason by deed recorded in Vol. 504, Page 197 of said Real Property Records and all of a called 1/3 acre tract conveyed to said William C. Thomason and Evonne K. Thomason by deed recorded in Vol. 1154, Page 326 of said Real Property Records.

Beginning at a 1/2" capped iron pin found at the Northeast corner of the 1/3 acre tract and the Northerly Northwest corner of a called 6.64 acre tract conveyed to Kristin M. Rosson and Glenn Rosson by deed recorded in Doc.# 159349-2019 of said Official Public Records and being in the South boundary line of Farm Market Highway 906.

Thence along the South boundary line of said Farm Market Highway 906 as follows: S 85°11'18" W a distance of 733.19' to a wood post found; along a curve to the left with an arc length of 31.23', with a radius of 2251.83', with a chord bearing of S 86°05'35" W, with a chord length of 31.23' to a 3/8" iron pin found at the Northwest corner of the 25.43 acre tract and the Northeast corner of a called 11.41 acre tract conveyed to Bryce L. Bradley et ux by deed recorded in Vol. 600, Page 240 of said Real Property Records;

Thence S 00°56'25" W along a fence along the West boundary line of the 25.43 acre tract a distance of 673.08' to a 1/2" iron pin found at the Southeast corner of the 11.41 acre tract and the Easterly Northeast corner of the 26.279 acre tract;

Thence N 82°15'31" W along a fence a distance of 1003.95' to a wood fence corner post found at the Southwest corner of the 11.41 acre tract and the Southeast corner of a tract of land conveyed to S. Lathom by deed recorded in Vol. 1, Page 185 of the Deed Records of said County and State;

Thence S 86°34'30" W a distance of 149.84' to a 1/2" iron pin found at the Southwest corner of the Lathom tract and an inside corner of the 26.279 acre tract;

Thence N 06°41'49" W along a fence a distance of 304.53' to a 1/2" iron pin found at the Northerly Northeast corner of the 26.279 acre tract and the Northwest corner of a tract of land conveyed to S. Lathom by deed recorded in Vol. 706, Page 963 of said Deed Records and the South boundary line of said Farm Market Highway 906;

Thence S 86°46'07" W along the South boundary line of said Farm Market Highway 906 a distance of 149.90' to a 1/2" iron pin found at the Northwest corner of the 26.279 acre tract and the Northeast corner of a tract of land conveyed to M. Cooper by deed recorded in Vol. 670, Page 556 of said Deed Records;

Thence S 01°30'46" W a distance of 195.48' to a 1/2" iron pin found at the Southeast corner of the Cooper tract;

Thence along a fence and along the Easterly boundary line of a called 54.275 acre tract conveyed to Malcom S. Cooper by deed recorded in Vol. 706, Page 950 of the Deed Records as follows: S 39°21'27" E a distance of 44.94' to a 1/2" capped iron pin found; S 39°47'20" E a distance of 111.63' to a 1/2" iron pin found; N 86°33'01" E a distance of 242.37' to a 1/2" iron pin found; S 06°40'32" E a distance of 1255.37' to a 1/2" iron pin found at the Southeast corner of the 54.275 acre tract and the Southwest corner of the 26.279 acre tract and the North boundary line

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of a called 45.67 acre tract conveyed to Raymond L. Johnson by deed recorded in Doc.# 68351-2009 of said Official Public Records;

Thence S 88°49'37" E along a fence a distance of 829.63' to a wood fence corner post found at the Northeast corner of the 45.67 acre tract and the Southeast corner of the 26.279 acre tract and the Southwest corner of the 25.43 acre tract;

Thence S 88°37'46" E along a fence a distance of 600.83' to a 1/2" iron pin found at the Southeast corner of the 25.43 acre tract and the Southwest corner of a called 20 acre tract