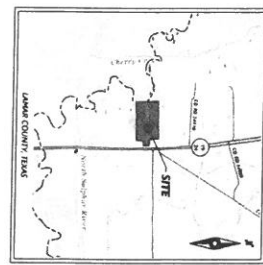


BOUNDARY SURVEY
22.952 ACRES OUT OF THE ABNER
NETHERBY SURVEY, ABSTRACT NO. 690
LAMAR COUNTY, TEXAS

VICINITY MAP



- LEGEND**
- | | |
|----------|--|
| DIRECT | DEED RECORDS, LAMAR COUNTY, TEXAS |
| OFFICIAL | OFFICIAL PUBLIC RECORDS, LAMAR COUNTY, TEXAS |
| ROAD | ROAD OR RAIL |
| ADULT | "X" CUT IN CONCRETE |
| IRON | IRON ROD TIED |
| PE | IRON PIPE TIED |
| CBS | 5/8" IRON ROD SET WITH CAP STAMPED "AM" |

GENERAL NOTES

- [illegible]

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY PERFORMED ON THE GROUND BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

THE FIELD WORK WAS COMPLETED ON 01/19/2012.

SCOTT BROWNE, PPLS
TX LICENSE NO. 06271
FIRM NO. 10194446

DATE: 07/07/2022



REV	DATE	DESCRIPTION	AMOUNT
		PROJECT 800	
		ACC-04/01/00	
		DEBIT AMT	
		13	
		CASH ON H/D	
		100	
		EST. DATE	
		02/05/22	

Page 1 of 1

FIELD NOTES DESCRIPTION (PROPOSED TRACT 1)

BEING A TRACT OF LAND OUT OF THE ABNER NETHERBY SURVEY, ABSTRACT NO. 690, IN LAMAR COUNTY, TEXAS, BEING A PART OF THAT SAME TRACT OF LAND CONVEYED TO MONTANA CHEYENNE BLEHM BY DEED RECORDED IN INSTRUMENT NO. 184868-2021 OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY, TEXAS (O.P.R.L.C.T.), TOGETHER WITH A PART OF THAT SAME TRACT OF LAND CONVEYED TO MONTANA CHEYENNE BLEHM BY DEED RECORDED IN INSTRUMENT NO. 185174-2021, O.P.R.L.C.T., AND BEING TOGETHER MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JACK WATTS BY DEED RECORDED IN VOLUME 1539, PAGE 212 OF THE DEED RECORDS OF LAMAR COUNTY, TEXAS (D.R.L.C.T.), SAME BEING THE NORTHEAST CORNER OF SAID BLEHM TRACT (185174-20210) AND LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19 & 24 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 22 MINUTES 36 SECONDS EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 19 & 24, A DISTANCE OF 91.32 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER;

THENCE SOUTH 89 DEGREES 12 MINUTES 20 SECONDS WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 19 & 24, OVER, ACROSS, AND THROUGH SAID BLEHM TRACTS, A DISTANCE OF 1478.13 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND LYING ON A EAST LINE OF A TRACT OF LAND CONVEYED TO JERRY W. PRESTON AND CECILIA F. PRESTON BY DEED RECORDED IN VOLUME 1308, PAGE 181, D.R.L.C.T.;

THENCE NORTH 01 DEGREES 59 MINUTES 50 SECONDS WEST, WITH AN EAST LINE OF SAID PRESTON TRACT, A DISTANCE OF 399.76 FEET TO A 1/2 INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID BLEHM TRACT (184868-2021), SAME BEING A NORTHEAST CORNER OF SAID PRESTON TRACT, AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THOMAS L. GILBERT AND PATRICIA P. GILBERT BY DEED RECORDED IN VOLUME 732, PAGE 331, D.R.L.C.T.;

THENCE NORTH 89 DEGREES 13 MINUTES 18 SECONDS EAST, WITH THE SOUTH LINE OF SAID GILBERT TRACT, A DISTANCE OF 1255.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID BLEHM TRACT (184868-2021);

THENCE SOUTH 00 DEGREES 29 MINUTES 43 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID GILBERT TRACT, WITH THE WEST LINE OF A TRACT OF LAND CONVEYED TO CARL HARCROW BY DEED RECORDED IN INSTRUMENT NO. 082256-2010, O.P.R.L.C.T., A DISTANCE OF 309.38 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER;

THENCE NORTH 88 DEGREES 52 MINUTES 07 SECONDS EAST, PASSING AT A DISTANCE OF 12.20 FEET, A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "WJ MOORE" FOR REFERENCE AND CONTINUING WITH THE SOUTH LINE OF SAID WATTS TRACT, A TOTAL DISTANCE OF 233.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 520.477 SQUARE FEET OR 11.949 ACRES OF LAND, MORE OR LESS.

FIELD NOTES DESCRIPTION (PROPOSED TRACT 2)

BEING A TRACT OF LAND OUT OF THE ABNER NETHERBY SURVEY, ABSTRACT NO. 690, IN LAMAR COUNTY, TEXAS, BEING A PART OF THAT SAME TRACT OF LAND CONVEYED TO MONTANA CHEYENNE BLEHM BY DEED RECORDED IN INSTRUMENT NO. 184868-2021 OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY, TEXAS (O.P.R.L.C.T.), TOGETHER WITH A PART OF THAT SAME TRACT OF LAND CONVEYED TO MONTANA CHEYENNE BLEHM BY DEED RECORDED IN INSTRUMENT NO. 185174-2021, O.P.R.L.C.T., AND BEING TOGETHER MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "WJ MOORE" FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LAZARO IBARRA ANGUINAGA AND PATRICIA D. ANGUINAGA BY DEED RECORDED IN INSTRUMENT NO. 159446-2019, O.P.R.L.C.T., SAME BEING THE SOUTHEAST CORNER OF SAID BLEHM TRACT (185174-2021) AND LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19 & 24 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 88 DEGREES 00 MINUTES 30 SECONDS WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 19 & 24, WITH THE NORTH LINE OF SAID AGUINAGA TRACT, A DISTANCE OF 179.70 FEET TO A FENCE POST FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID AGUINAGA TRACT;

THENCE SOUTH 00 DEGREES 30 MINUTES 13 SECONDS EAST, WITH THE WEST LINE OF SAID AGUINAGA TRACT, PASSING A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "WJ MOORE" AT A DISTANCE OF 114.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 232.90 FEET TO A 1/4 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID AGUINAGA TRACT, SAME BEING E NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO OTIS WAYNE MADDOX BY DEED RECORDED IN INSTRUMENT NO. 168439-2020, O.P.R.L.C.T.;

THENCE SOUTH 03 DEGREES 57 MINUTES 39 SECONDS WEST, WITH A NORTHWEST LINE OF SAID MADDOX TRACT, A DISTANCE OF 9.84 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID BLEHM TRACT (184868-2021), AND BEING AN INTERIOR "ELL" CORNER OF SAID MADDOX TRACT;

THENCE SOUTH 89 DEGREES 12 MINUTES 20 SECONDS WEST, WITH A NORTH LINE OF SAID MADDOX TRACT, A DISTANCE OF 1288.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID MADDOX TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID BLEHM TRACT (184868-2021) AND LYING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO JERRY W. PRESTON AND CECILIA F. PRESTON BY DEED RECORDED IN VOLUME 1308, PAGE 181 OF THE DEED RECORDS OF LAMAR COUNTY, TEXAS (D.R.L.C.T.), FROM WHICH A 1/2 INCH IRON PIPE FOUND FOR REFERENCE BEARS SOUTH 09 DEGREES 18 MINUTES 54 SECONDS WEST, A DISTANCE OF 0.50 FEET;

THENCE NORTH 01 DEGREES 59 MINUTES 50 SECONDS WEST, WITH A EAST LINE OF SAID PRESTON TRACT, A DISTANCE OF 355.21 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 12 MINUTES 20 SECONDS EAST, DEPARTING THE EAST LINE OF SAID PRESTON TRACT, OVER, ACROSS AND THROUGH SAID BLEHM TRACTS, A DISTANCE OF 1478.13 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND LYING ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 19 & 24;

THENCE SOUTH 00 DEGREES 22 MINUTES 36 SECONDS EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 19 & 24, A DISTANCE OF 108.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 479,278 SQUARE FEET OR 11.003 ACRES OF LAND, MORE OR LESS.