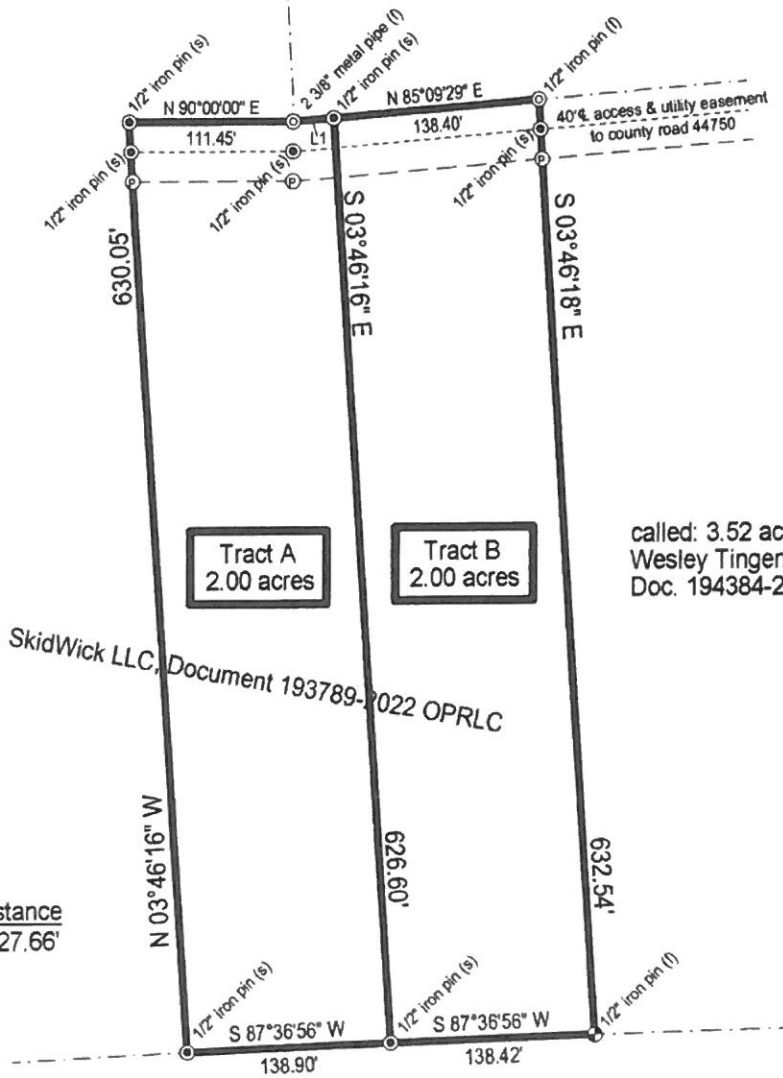


Plat and Field Notes from a survey of a 4.00 acre tract of land out of the R. M. Ussery Survey, Abstract No. 1204, in Lamar County, Texas.

called: 5.768 acres
 Joe Crawford, et ux.
 Vol. 1852, Pg. 204 OPRLC



called: 3.52 acres
 Wesley Tingen, et ux.
 Doc. 194384-2022 OPRLC

called: 22.71 acres, SkidWick LLC, Document 193789-2022 OPRLC

Line	Bearing	Distance
L1	N 85° 09' 29" E	27.66'

County Road 44800 (60' row)

⊕	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

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.



March 07, 2023

Wendell J. Moore
 Wendell J. Moore
 Registered Professional
 Land Surveyor No. 5723

All those certain tracts or parcels of land situated about 9.9 miles North 77.2° East from the City of Paris, in Lamar County, Texas; part of the R.M. Ussery Survey, Abstract No. 1204, and being part of a called 22.71 acre tract of land described in a Deed to SkidWick LLC, as recorded in Document 193789-2022 of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

Tract A:

Beginning at a 1/2" iron pin (set) for a corner, same being S 87° 37' 56" W, 138.42', from a 1/2" iron pin (found) in the Southwest corner of a called 3.52 acre tract of land described in a Deed to Wesley Tingen, et ux., same being in a South Line of said 22.71 acre tract, and same also being in a North Line of County Road 44800;

Thence S 87° 37' 56" W with a with a South Line of said 22.71 acre tract and with a North Line of County Road 44800, a distance of 138.90', to a 1/2" iron pin (set) for a corner;

Thence N 03° 46' 16" W over said 22.71 acre tract, a distance of 630.05', to a 1/2" iron pin (set) for a corner within said 22.71 acre tract;

Thence N 90° 00' 00" E over said 22.71 acre tract, a distance of 111.45', to a 2 3/8" metal post (found) in an inside corner of said 22.71 acre tract, and same also being a Southwest corner of a called 5.768 acre tract of land described in a Deed to Joe Crawford, et ux., as recorded in Volume 1852, Page 204, of the Official Public Records of Lamar County;

Thence N 85° 09' 29" E with a North Line of said 22.71 acre tract and with a South Line of said 5.768 acre tract, a distance of 27.66', to a 1/2" iron pin (set) for a corner;

Thence S 03° 46' 16" E across said 22.71 acre tract, a distance of 626.60', to the ***Place of Beginning*** and containing **2.00** acres of land.

Tract B:

Beginning at a 1/2" iron pin (found) in a current Southeast corner of said 22.71 acre tract, same being the Southwest corner of a called 3.52 acre tract of land described in a Deed to Wesley Tingen, et ux., and same also being in a North Line of County Road 44800;

Thence S 87° 37' 56" W with a with a South Line of said 22.71 acre tract and with a North Line of County Road 44800, a distance of 138.42', to a 1/2" iron pin (found) in the Southeast corner of the above mentioned Tract A;

Thence N 03° 46' 16" W across said 22.71 acre tract, a distance of 626.60', to a 1/2" iron pin (found) in the Northeast corner of the above mentioned Tract A, same being in a North Line of said 22.71 acre tract, and same also being in a South Line of a called 5.768 acre tract of land described in a Deed to Joe Crawford, et ux., as recorded in Volume 1852, Page 204, of the Official Public Records of Lamar County;

Thence N 85° 09' 29" E with a North Line of said 22.71 acre tract and with a South Line of said 5.768 acre tract, a distance of 138.40', to a 1/2" iron pin (set) for a corner;

Thence S 03° 46' 16" E with an East Line of said 22.71 acre tract and with a West Line of said 3.52 acre tract, at approx. 20', passing a 1/2" iron pin (found) in the center of a 40' Access & Utility Easement, and continuing same course, in all, a distance of 632.54', to the ***Place of Beginning*** and containing **2.00** acres of land.



40' Center Line Access & Utility Easement; through above mentioned property


Beginning at a 1/2" iron pin (found) in the center of a 40' Center Line Access & Utility Easement, same being S 03° 46' 16" E, a distance of 20.00', from the Northwest corner of the above mentioned 3.52 acre tract, and same also being the Northeast corner of the above mentioned Tract B;

Thence S 85° 10' 52" W over said 22.71 acre tract, a distance of 167.37', to a 1/2" iron pin (set) in an angle point within said 22.71 acre tract, and same also being in the center of said Easement;

Thence N 89° 58' 39" W over said 22.71 acre tract, a distance of 110.13', to a 1/2" iron pin (set) in in the center and the end of said Easement, and containing *0.25 acre* of land.

The bearings recited herein are based upon the North American Datum 1983 in Texas North Central Zone (4202) in U.S. Survey Feet using GPS observations within the CORS network. This description was prepared from an actual survey made on the ground under my supervision, with field notes completed March 07, 2023 and shown accurately and correctly here 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.

March 07, 2023


Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

