

All that certain tract or parcel of land situated about 6.7 miles South 10.6' East from the City of Paris, in Lamar County, Texas; part of the Matthias Click Survey, Abstract No. 165, same being part of a 112.204 acre tract of land described in a Deed to Benjamin Pierce Fleming, and recorded in Document 166238-2019 of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

**Beginning** at a 2 3/8" steel fence post (found) for a corner in a North Line of County Road 13500, same being in the South Line of said 112.204 acre tract and approx. 237' West of the Southeast corner of said 112.204 acre tract, and same also being in a South Line of said Click Survey and in a North Line of the T.R.H. Poteet Survey, Abstract No. 747;

**Thence** S 89° 48' 00" W with a North Line of said County Road and with a North Line of said Poteet Survey and with a South Line of said Click Survey and with the South Line of said 112.204 acre tract, a distance of 39.967', to a 2 3/8" steel fence post (found) for a corner;

**Thence** N 04° 01' 05" E over said 112.204 acre tract, distance of 624.857', to a 1/2" iron pin (found) for a corner within said 112.204 acre tract;

**Thence** N 89° 41' 33" W over said 112.204 acre tract, distance of 127.880', to a 1/2" iron pin (found) for a corner within said 112.204 acre tract;

**Thence** N 01° 29' 33" E over said 112.204 acre tract, distance of 222.665', to a 1/2" iron pin (found) for a corner within said 112.204 acre tract;

**Thence** S 89° 41' 33" E over said 112.204 acre tract, distance of 281.973', to a 1/2" iron pin (found) for a corner within said 112.204 acre tract;


**Thence** S 01° 29' 33" W over said 112.204 acre tract, distance of 222.665', to a 1/2" iron pin (found) for a corner within said 112.204 acre tract;

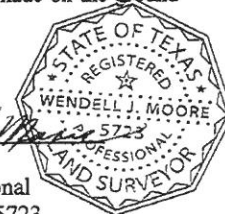
**Thence** N 89° 41' 33" W over said 112.204 acre tract, distance of 114.576', to a 1/2" iron pin (found) for a corner within said 112.204 acre tract;

**Thence** S 03° 58' 45" W over said 112.204 acre tract, a distance of 624.474', to the **Place of Beginning** and containing **2.01 acres** of land.

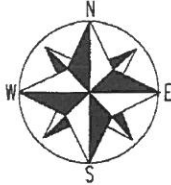
The bearings recited herein are based upon the Deed call of the South Line of said 112.204 acre tract, being S 89° 48' 00" W. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed October 15, 2021.

October 15, 2021

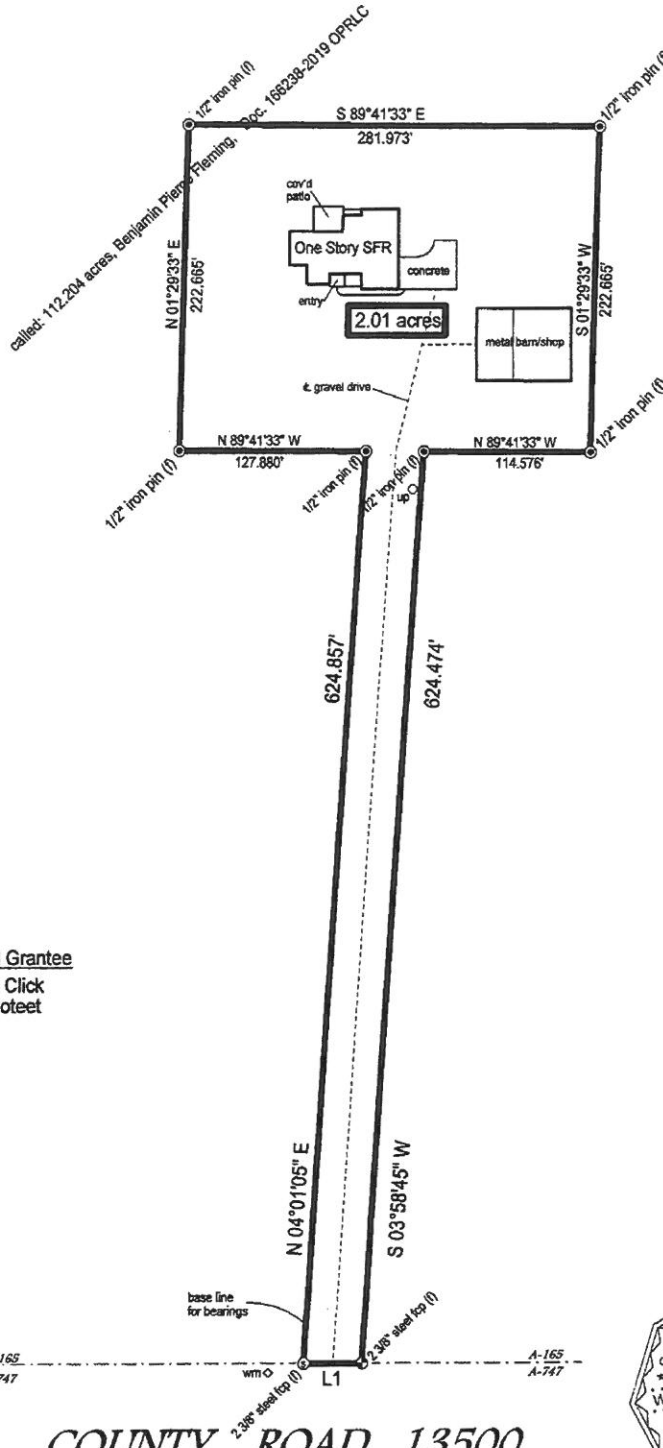
  
Wendell J. Moore  
Registered Professional  
Land Surveyor No. 5723



Plat and Field Notes from a survey of a 2.01 acre tract of land out of the Matthias Click Survey, Abstract No. 165, in Lamar County, Texas.



1" = 150'



Abstract No. Original Grantee  
 A-165 Matthias Click  
 A-747 T.R.H. Poteet



October 15, 2021

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

⊕	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

Line Bearing Distance  
 L1 S 89°48'00" W 39.967'



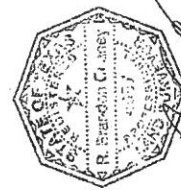
Scale: 1"=400'  
 17d SEP 19  
 Chaney Eng'g, Inc.  
 Ph: 903-784-6393  
 Firm 10153700

Wehrle Land, LLC  
 L.C. Doc. No. 161098-2019

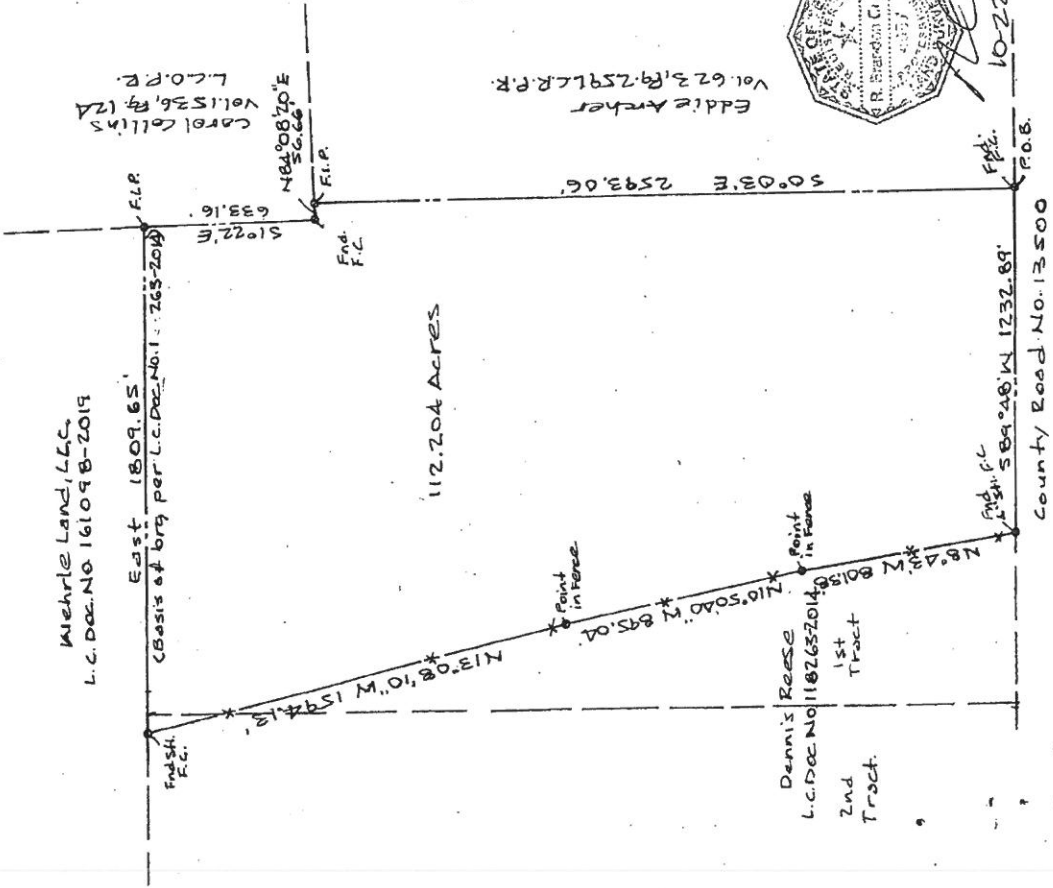
East 1809.65' F.L.P.  
 (Basis of brg per L.C. Doc. No. 1765-2019)

Carol Collins  
 Vol. 1536, Pg. 12A  
 L.C.O.R.

Eddie Archer  
 Vol. 623, Pg. 259 L.C.R.F.R.



10-2-2019



112.204 ACRES

Dennis Reese  
 L.C. Doc. No. 118265-2014  
 1st Tract  
 2nd Tract

County Road No. 13500  
 509.48' W 1232.89' F.P.C.

Field Notes

Being all that certain tract of land situated about 6 miles South 16° East of the City of Paris, Lamar County, Texas, including all of the 65.4 acre Third Tract and part of the 69.9 acre First Tract and the 95.2 acre Second Tract conveyed to Dennis Reese by deed recorded as Lamar County Document No. 118263-2014 and being further described as follows:

Beginning at a found fence corner in the North line of County Road No. 13500, the Southeast corner of said Third Tract and the Southwest corner of a tract conveyed to Eddie Archer by deed recorded in Volume 623, Page 259 of the Lamar County Real Property Records;

Thence South 89°48' West with said North line a distance of 1232.89 feet to a found 4 inch steel fence corner;

Thence Northwesterly with a fence for the East line of the remainder of said First and Second Tracts the following:

North 8°43' West a distance of 801.38 feet;

North 10°50'40" West a distance of 895.04 feet;

North 13°08'10" West a distance of 1594.13 feet to a found steel fence corner;

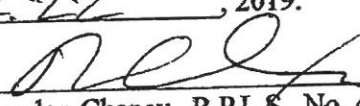
Thence East (basis of bearing per Lamar County Document No. 118263-2014) with the North line of said Second, First and Third Tracts and the South line of a tract conveyed to Wehrle Land, L.L.C. by deed recorded as Lamar County Document No. 161098-2019 a distance of 1809.65 feet to an iron pin found for corner, the Northeast corner of said Third Tract;

Thence South 1°22' East with the East line of said Third Tract and the West line of a tract conveyed to Carol Collins by deed recorded in Volume 1536, Page 124 of the Lamar County Real Property Records a distance of 633.16 feet to a found bois'd'arc fence corner;

Thence North 84°08'20" East with the North line of said Third Tract and the South line of said Collins tract a distance of 56.66 feet to an iron pipe found for corner;

Thence South 0°03' East with the East line of said Third Tract and the West line of said Archer tract a distance of 2593.06 feet to the point of beginning and containing 112.204 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished Oct 22, 2019.

  
R. Brandon Chaney R.P.L.S. No. 4057 R. Brandon Chaney  
Chaney Engineering, Inc. 903-784-6393  
Firm No. 10153700  
Job # 174Sep19

