

mine

Field Notes – 23.24 Acres

Situated about 15.6 miles North 48° East from the City of Paris, in the County of Lamar, State of Texas, a part of the Mitchell Keller Survey #502 and being part of a called 50 acre tract conveyed to Kathleen Bea McDonald by deed recorded in Doc.# 080800-2010 of the Official Public Records of said County and State.

Beginning at a ½" capped iron pin found in the North boundary line of the 50 acre tract and the East boundary line of Farm Market Highway 906 and the Southwest corner of a called 8.931 acre tract conveyed to Victor Anthony McFrazier et al by deed recorded in Doc.# 182274-2021 of said Official Public Records.

Thence S 89°39'38" E along a fence a distance of 529.17' to a 3/8" (HF 5699) capped iron pin set in the North boundary line of the 50 acre tract and the South boundary line of the 8.931 acre tract;

Thence S 00°26'39" W a distance of 1233.16' to a 3/8" (HF 5699) capped iron pin set in the South boundary line of the 50 acre tract and the North boundary line of the residue of a called 20 acre tract conveyed to John Dudley by deed recorded in Vol. 157, Page 42 of the Deed Records of said County and State;

Thence N 89°54'29" W along a fence a distance of 872.03' to a cross tie corner post found at the Southwest corner of the 50 acre tract and being in the East boundary line of a called 23.854 acre tract conveyed to Gene A. Roberson by deed recorded in Doc.# 130246-2016 of said Official Public Records and being the Northwest corner of the 20 acre residue tract;

Thence N 00°06'52" W along a fence a distance of 89.46' to a ½" iron pin found at the Easterly Northeast corner of the 23.854 acre tract and the Southwest corner of a called 4.103 acre Tr. II conveyed to the Texas Veteran Land Board by deed recorded in Vol. 678, Page 299 of said Deed Records;

Thence N 00°26'39" E along a fence a distance of 771.44' to a ½" iron pin found at the Northeast corner of the 4.103 acre tract and the Southeasterly boundary line of said Farm Market Highway 906;

Thence along said Farm Market Highway 906 as follows: N 44°32'28" E a distance of 281.23' to a ½" capped iron pin found; N 35°58'28" E a distance of 101.21' to a ½" capped iron pin found; N 44°27'10" E a distance of 128.38' to the point of beginning and containing 23.24 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 #48277C0250C for Lamar County, Texas. Reference Bearing = the Southeasterly boundary line of Farm Market Highway 906 E - N 35°58'28" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194636. File #:210626

Hayden Foster

Hayden Foster

date 09/22/21



Part of the Mitchell Keller Survey #502

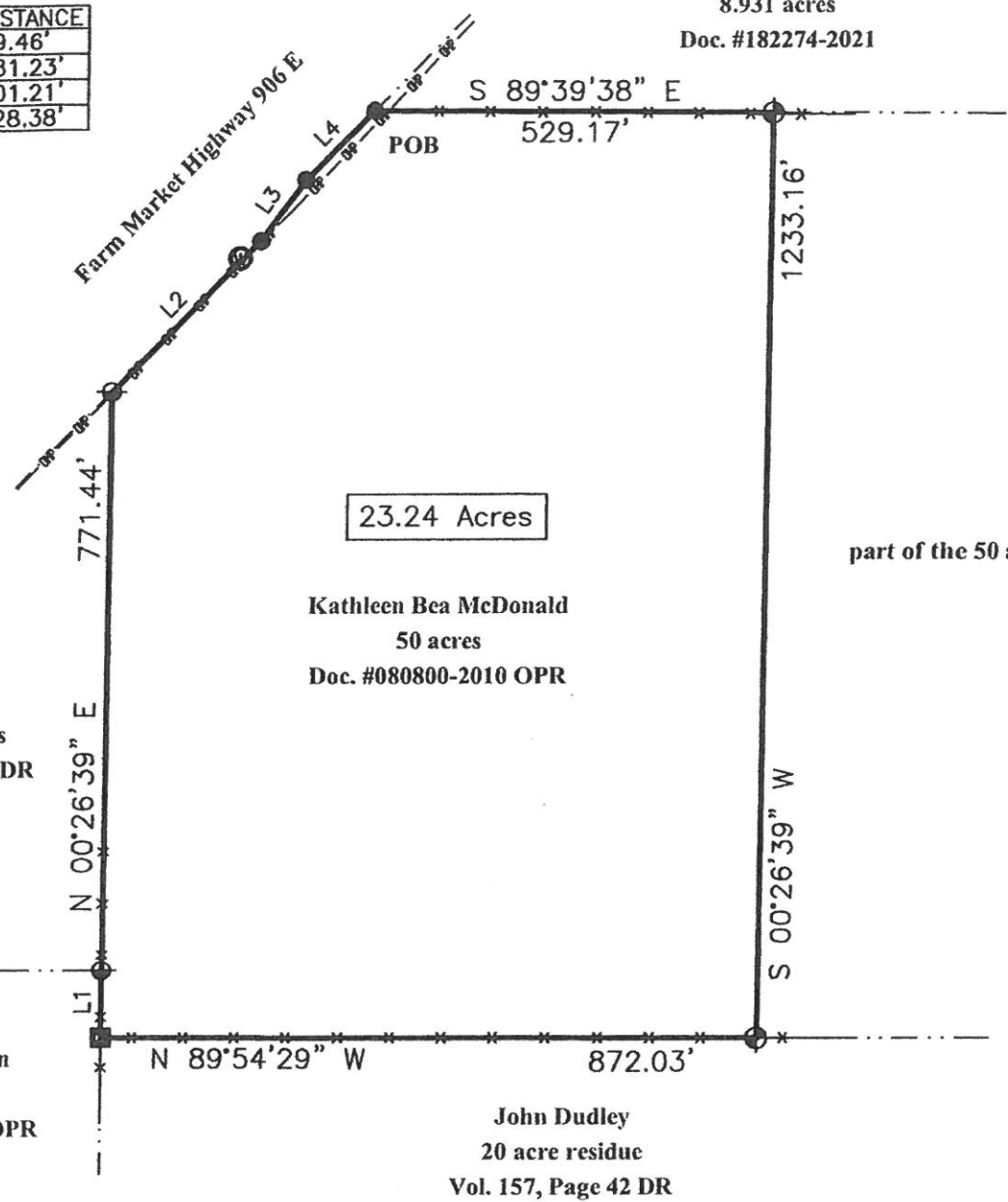
File #: 210626

Victor Anthony McFrazier and Kathi Regina McFrazier

8.931 acres

Doc. #182274-2021

LINE	BEARING	DISTANCE
L1	N 00°06'52" W	89.46'
L2	N 44°32'28" E	281.23'
L3	N 35°58'28" E	101.21'
L4	N 44°27'10" E	128.38'



23.24 Acres

Kathleen Bea McDonald
50 acres
Doc. #080800-2010 OPR

part of the 50 acres

TVLB
Tr. II-4.103 acres
Vol. 678, Page 299 DR

Gene A. Roberson
23.854 acres
Doc. #130246-2016 OPR

John Dudley
20 acre residue
Vol. 157, Page 42 DR

Hayden Foster

Hayden Foster RPLS #5699

09/22/21
date

- = 1/2" capped iron pin found
- = 3/8" iron pin found
- = 1/2" iron pin found
- = 3/8" iron pin found
- = iron pipe found
- ⊙ = bois d'arc post found
- ⊗ = x tie found
- ⊕ = conc. highway marker found
- ⊕ = 3/8" capped iron pin (HF 5699) set

- - - = survey line
- - - - = easement/building line
- OP - = overhead power line
- x - = fence
- ⊕ = water meter
- ⊕ = gas meter
- ⊕ = telephone pedestal
- ⊕ = fire hydrant
- ⊕ = elec. trans. pedestal
- pob = point of beginning



scale 1" = 250'

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