

## METES AND BOUNDS DESCRIPTION 36.070 ACRES

All that certain tract or parcel containing 36.070 acres of land in the Lamar County School Lands Survey, A-530, Lamar County, Texas, being all of a tract which was called the North 40 acres conveyed by a Sheriff Tax Deed to GFF Texas Holdings, LLC, by an instrument of record in Clerks File #201547-2023, Lamar County Official Public Records (LCOPR), said 36.070 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found with cap stamped "RPLS #4025" for angle point, being a southwest corner of a tract which was called 251.673 acres conveyed from J.T. Shipman and Georgianna Shipman Revocable Living Trust to Charles W. Dennis II, et ux, by an instrument of record in Volume 924, Page 180, LCOPR, lying in the north line of said 40 acre tract and the east line of County Road 16150 (CR 16150);

THENCE departing CR 16150, N87°58'55"E, 1,206.57 feet along the common line of said 40 acre tract and said 251.673 acre tract to a 1/2" iron rod found with cap stamped "RPLS #4025" for northeast corner, being the northeast corner of said 40 acre tract and an interior corner of said 251.673 acre tract;

THENCE S00°36'11"E, along the common line of said 40 acre tract and said 251.673 acre tract, at 543.86 feet pass a 1/2" iron rod found with cap stamped "RPLS #4025" for a southwest corner of said 251.673 acre tract and a northwest corner of a tract which was called 254.44 acres – Tract Two conveyed from Mabel Sullivan to Michael G. Yaross, et ux, by an instrument of record in Volume 1007, Page 250, LCOPR and continuing for a distance in all of 1,120.86 feet to a 5/8" iron rod set for southeast corner, being the southeast corner of said 40 acre tract and an interior corner of said 254.44 acre tract;

THENCE S88°08'55"W, 1,390.41 feet along the common line of said 40 acre tract and said 254.44 acre tract to a 5/8" iron rod set for southwest corner, being the southwest corner of said 40 acre tract and a northwest corner of said 254.44 acre tract, lying in the east line of a tract which was called 74.41 acres – Tract One conveyed from Mabel Sullivan to Michael G. Yaross, et ux, by an instrument of record in Volume 1007, Page 250, LCOPR;

THENCE N02°14'58"W, 1,104.02 feet along the common line of said 40 acre tract and said 74.41 acre tract to a 5/8" iron rod set for northwest corner, being the northwest corner of said 40 acre tract and the northeast corner of said 74.41 acre tract, lying in the south line of a tract which was called 23.013 acres – Tract C conveyed from Steven Johnson, et al to Steven Johnson, et al, by an instrument of record in Clerks File #189048-2021, LCOPR and north of CR 16150;

THENCE N86°46'02"E, 175.98 feet along the common line of said 40 acre tract and said 23.013 acre tract to a 6" wooden post found for an angle point, being the southeast corner of said 23.013 acre tract, lying in the west line of CR 16150;

THENCE N49°49'24"E, 8.44 feet along the common line of said 40 acre tract, said 23.013 acre tract and the west line of a CR 16150 to a fence corner post found for angle point, being an angle point of said 23.013 acre tract;

THENCE N81°58'09"E, 33.58 feet along the north line of said 40 acre tract and crossing CR 16150 to the PLACE OF BEGINNING, containing 36.070 acres of land, of which 0.204 acre of land lies within the margin of CR 16150, leaving a net acreage of 35.866 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

Northcutt Land Surveying  
TBPELS 10194706  
4620 Hawk Road  
Diana, Texas 75640  
Job No. 1054-007  
Date: July 11, 2023



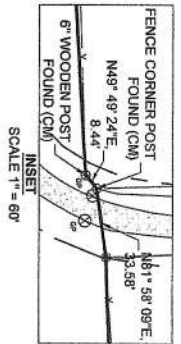
Nicholas Northcutt  
Professional Land Surveyor  
Texas Registration No. 6884

**NOTES**

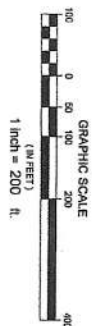
1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES, DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998995.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAN APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHELDING OF UTILITIES AND BUILDING PERMITS.
6. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

23.013 ACRES - TRACT C  
STEVEN JOHNSON, ET AL  
TO  
STEVEN JOHNSON, ET AL  
CF #189048-2021, LCOPR

**COUNTY ROAD 16150**  
(GRAVEL)



251.673 ACRES  
J.T. SHIPMAN & GEORGINA SHIPMAN  
REVOCABLE LIVING TRUST  
TO  
CHARLES W. DENNIS II, ET UX  
VOL. 924, PG. 180, LCOPR



74.41 ACRES - TRACT ONE  
MABEL SULLIVAN  
TO  
MICHAEL G. YAROSS, ET UX  
VOL. 1007, PG. 250, LCOPR

**GROSS 36.070 AC.**  
**-R-O-W 0.204 AC.**  
**NET 35.866 AC.**

THE NORTH 40 ACRES  
SHERIFFS TAX DEED  
TO  
GFF TEXAS HOLDINGS, LLC  
CF #201547-2023, LCOPR

**A. SHEEK SURVEY**  
A-860

254.44 ACRES - TRACT TWO  
MABEL SULLIVAN  
TO  
MICHAEL G. YAROSS, ET UX  
VOL. 1007, PG. 250, LCOPR

PLAT OF SURVEY OF  
**36.070 ACRES**  
BEING ALL OF 40 ACRES  
SHERIFFS TAX DEED  
TO  
GFF TEXAS HOLDINGS, LLC  
CLERKS FILE #201547-2023, LCOPR  
IN THE  
LAMAR CO. SCHOOL LANDS SURVEY, A-530  
LAMAR COUNTY, TEXAS

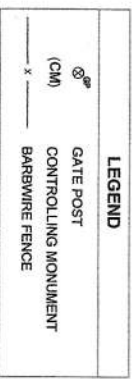
**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTC5)



NICHOLAS NORTHCUTT  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6894

JULY 10, 2023  
DATE



**Northcutt**  
Land Surveying  
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WWW.NORTHCUTTSURVEYING.COM  
PH: 802-371-8883 | TEBELS 109394E  
EMAIL: INFO@NORTHCUTTSURVEYING.COM

JULY 11, 2023 | DRAWN BY: NWNI | JOB #1054-007