

## 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;

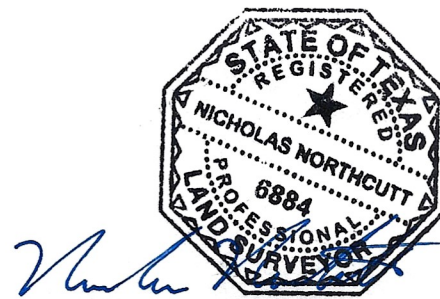
THENCE N02°14'58"W, 1,104.02 feet along the common line of said 40 acre tract and said 74.41 acre tract to a 5/8" iron rod set for northwest corner, being the northwest corner of said 40 acre tract and the northeast corner of said 74.41 acre tract, lying in the south line of a tract which was called 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