

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: 0.9998965.
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 PLAT 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

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

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, VTCs)




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

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

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

IN THE
LAMAR CO. SCHOOL LANDS SURVEY, A-530
LAMAR COUNTY, TEXAS

JULY 11, 2023	DRAWN BY: NWN	JOB #1054-007
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LEGEND	
	GATE POST
(CM)	CONTROLLING MONUMENT
——— x ———	BARBWIRE FENCE