



PROVEN
SURVEYING

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FIELD NOTES

A TRACT OF LAND IN ARCHER COUNTY, TEXAS; OUT OF LOTS 93, 94, 97, 98, 109 & 110, BLOCK 4 CLARK & PLUMB SUBDIVISION RECORDED IN VOLUME U PAGES 286-289 ARCHER COUNTY DEED RECORDS; BEING THAT SAME TRACT OF LAND DEEDED MITCH COLEMAN GREEN JR. RECORDED IN DOCUMENT NUMBER 159326 OFFICIAL PUBLIC RECORD OF ARCHER COUNTY ("O.P.R.A.C."); LYING WEST OF THE INTERSECTION OF STATE HIGHWAY 25 ("SH 25") & FARM-TO-MARKET ROAD 172 ("FM 172"), ARCHER COUNTY, TEXAS; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A COTTON SPINDLE SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION, IN THE CENTERLINE OF SAID FM 172, AT THE NORTHEAST CORNER SAID LOT 109, AT THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JACOB & KENDRA O. SMITH RECORDED IN DOCUMENT NUMBER 153693 O.P.R.A.C., AND BEARING SOUTH 01°00'17" WEST 2876.83 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 114 OF SAID BLOCK 4;

THENCE ALONG THE CENTERLINE OF SAID FM 172, THE EAST LINE OF SAID LOTS 109, 98, & 93 (RESPECTIVELY), THE WEST LINE OF A TRACT OF LAND DEEDED TO GLENN F. SCHLUMPF RECORDED IN VOLUME 626 PAGE 869 O.P.R.A.C. & THE WEST LINE OF A TRACT OF LAND DEEDED TO CHARLES STEINERGER RECORDED IN VOLUME 746 PAGE 879 O.P.R.A.C. AS FOLLOWS:

SOUTH 01°00'25" WEST 451.25 FEET TO A COTTON SPINDLE SET,
SOUTH 00°50'21" WEST 2608.13 FEET TO A MAG NAIL FOUND AT THE
SOUTHEAST CORNER OF SAID LOT 109 & THE NORTHEAST CORNER
OF SAID LOT 98,
SOUTH 01°26'19" WEST 1810.02 FEET TO A COTTON SPINDLE SET,
SOUTH 00°50'21" WEST 2507.48 FEET TO A COTTON SPINDLE SET
AND,

THENCE ALONG A CURVE TO TO THE LEFT WITH A RADIUS OF 1432.39 FEET,
AN ARC LENGTH OF 298.22 FEET, AND A LONG CHORD BEARING SOUTH
05°25'29" EAST 297.69 FEET TO A COTTON SPINDLE SET FOR AN ANGLE
POINT OF THIS DESCRIPTION;

*THESE FIELD NOTES WERE PREPARED FROM SURVEY FIELD WORK PERFORMED BY
PROVEN SURVEYING OCTOBER 17, 2024 WORK ORDER 240598-0
Bearings Based on GPS observations SPSC83, TX4204, US SURVEY FEET, 2018 GEOID.
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THENCE SOUTH 00°50'52" WEST ALONG THE EAST LINE OF SAID LOT 93 AND THE WEST LINE OF SAID STEINBERGER TRACT, AT 270.11 FEET PASS A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY EASEMENT LINE OF SAID FM 172, AT THE NORTHWEST CORNER OF A 3.20 ACRE LEASE RECORDED IN VOLUME 768 PAGE 260 O.P.R.A.C., AT 924.78 FEET PASS A 6 INCH DIAMETER PIPE CORNER POST AT THE SOUTHWEST CORNER OF SAID 3.20 ACRE LEASE AND IN THE NORTH RIGHT-OF-WAY EASEMENT LINE OF SAID SH 25, IN ALL A TOTAL DISTANCE OF 934.75 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH LINE OF A CONDEMNATION OF SAID SH 25 RECORDED IN VOLUME G PAGES 255-257 ARCHER COUNTY COMMISSIONER COURT MINUTES FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID CONDEMNATION AS FOLLOWS;

NORTH 89°23'53" WEST 2147.04 FEET TO A 1/2 INCH IRON ROD SET,
NORTH 00°36'07" EAST 10.00 FEET TO A 1/2 INCH IRON ROD SET,
NORTH 89°23'53" WEST 400.00 FEET TO A 1/2 INCH IRON ROD SET,
SOUTH 00°36'07" WEST 10.00 FEET TO A 1/2 INCH IRON ROD SET AND,

THENCE NORTH 89°23'53" WEST 2334.88 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO MARGARET HOFFMAN RECORDED IN VOLUME 637 PAGE 429 O.P.R.A.C. FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 00°46'40" EAST ALONG THE EAST LINE OF SAID HOFFMAN TRACT AND THE EAST LINE OF A TRACT OF LAND DEEDED TO JDL RANCH LLC RECORDED IN VOLUME 757 PAGE 857 O.P.R.A.C. AND THE WEST LINE OF SAID LOTS 94, 97 & 110, AT 9.67 FEET PASS A POINT THAT LIES 1.53 FEET EAST OF A 4 INCH DIAMETER PIPE CORNER POST IN THE NORTH RIGHT-OF-WAY EASEMENT LINE OF SAID SH 25, IN ALL A TOTAL DISTANCE OF 8621.49 FEET TO A 10 INCH DIAMETER WOOD CORNER POST AT THE NORTHWEST CORNER OF SAID LOT 110 AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO BRANDEN J. & HAYDEN J. HILBERS RECORDED IN VOLUME 631 PAGE 896 O.P.R.A.C. FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°11'01" EAST 2440.64 FEET ALONG THE NORTH LINE OF SAID LOT 110 AND THE SOUTH LINE OF SAID HILBERS TRACT TO A 6 INCH DIAMETER PIPE CORNER POST AT THE NORTHEAST CORNER OF SAID LOT 110, THE NORTHWEST CORNER OF SAID LOT 109 AND AT THE SOUTHWEST CORNER OF SAID SMITH TRACT FOR AN ANGLE POINT OF THIS DESCRIPTION;

THENCE SOUTH 89°16'59" EAST ALONG THE NORTH LINE OF SAID LOT 109 AND THE SOUTH LINE OF SAID SMITH TRACT, AT 2377.72 FEET PASS A 8 INCH DIAMETER WOOD CORNER POST IN THE WEST RIGHT-OF-WAY EASEMENT LINE OF SAID FM 172, IN ALL A TOTAL DISTANCE OF 2438.37 FEET TO THE PLACE OF BEGINNING AND CONTAINING 962.26 ACRES OF LAND MORE OR LESS, OF WHICH 1.03 ACRES LIE IN THE OCCUPIED RIGHT-OF-WAY EASEMENT OF SAID SH 25 AND 7.49 ACRES LIE IN THE OCCUPIED RIGHT-OF-WAY EASEMENT OF SAID FM 172.