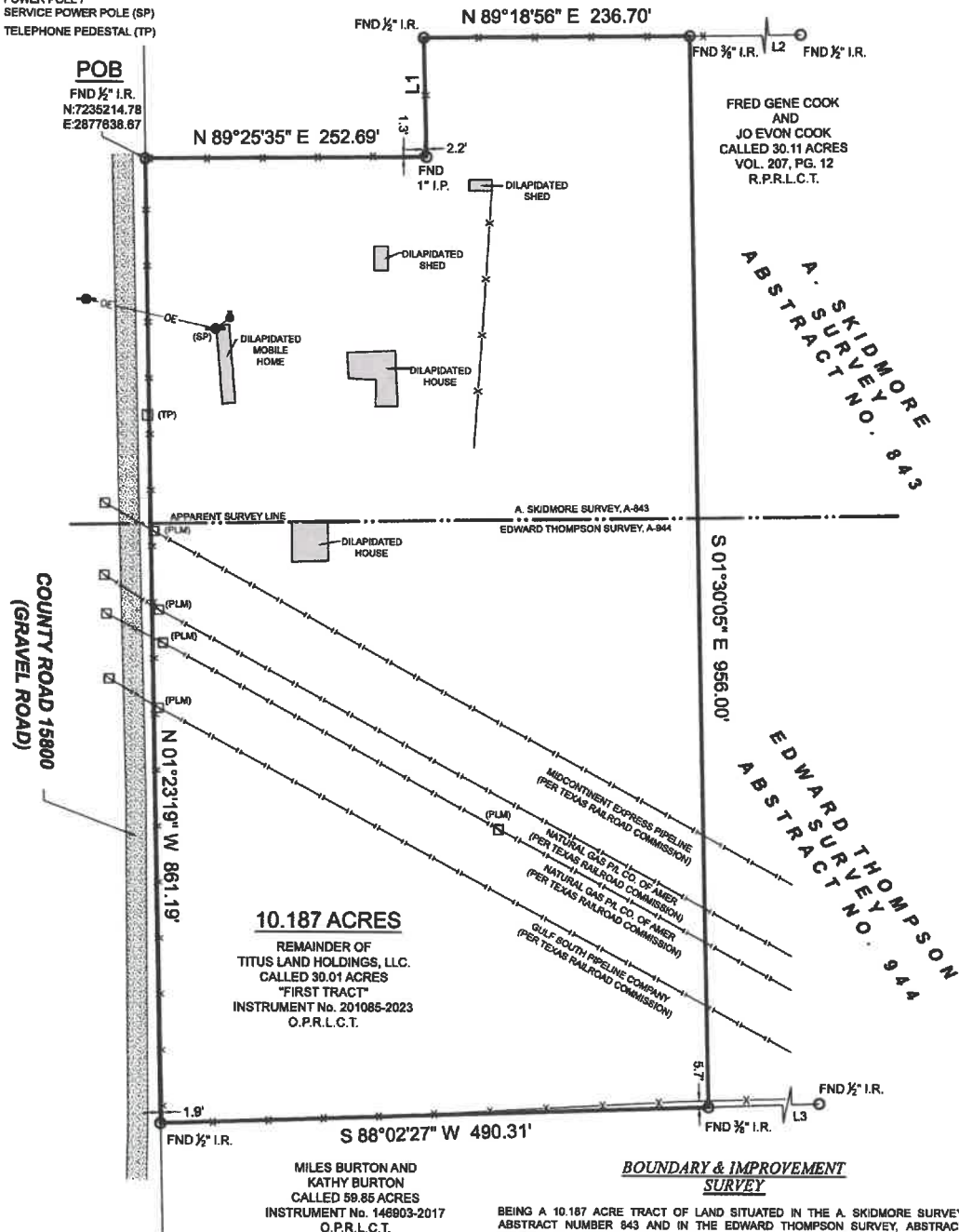


# SYMBOL LEGEND

- GAS — GAS LINE
- ROAD CENTERLINE
- WIRE FENCE
- FOUND SURVEY MONUMENT
- METER POLE
- PIPELINE MARKER (PLM)
- POWER POLE / SERVICE POWER POLE (SP)
- TELEPHONE PEDESTAL (TP)

FRED COOK AND  
JO COOK  
CALLED 20.01 ACRES  
VOL. 886, PG. 241  
D.R.L.C.T.

LINE	BEARING	DISTANCE
L1	N 01° 53' 46" W	108.20'
L2	N 88° 07' 12" E	1388.55'
L3	N 87° 59' 45" E	1390.67'



## 10.187 ACRES

REMAINDER OF  
TITUS LAND HOLDINGS, LLC.  
CALLED 30.01 ACRES  
"FIRST TRACT"  
INSTRUMENT No. 201085-2023  
O.P.R.L.C.T.

MILES BURTON AND  
KATHY BURTON  
CALLED 59.85 ACRES  
INSTRUMENT No. 146903-2017  
O.P.R.L.C.T.

## BOUNDARY & IMPROVEMENT SURVEY

### GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48277C0575C HAVING AN EFFECTIVE DATE OF 08/16/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4202), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

BEING A 10.187 ACRE TRACT OF LAND SITUATED IN THE A. SKIDMORE SURVEY, ABSTRACT NUMBER 843 AND IN THE EDWARD THOMPSON SURVEY, ABSTRACT NUMBER 944, LAMAR COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 30.01 ACRE TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN INSTRUMENT TO TITUS LAND HOLDINGS, LLC. RECORDED UNDER INSTRUMENT NUMBER 201085-2023 OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY, TEXAS (O.P.R.L.C.T.), SAID 10.187 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

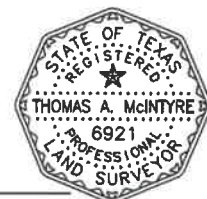
I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	31102
DATE	02/20/2023
DRAWN BY	CSP
CHECKED BY	MM8 / DH
FIELD CREW	GG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL  
SURVEYING**  
32 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingpros.com  
Firm No. 10083400

PURCHASER: HOMELAND PROPERTIES, INC.  
ADDRESS: COUNTY ROAD 15800, PARIS, TX, 75462  
SURVEY: EDWARD THOMPSON, A-944  
SUBJECT: 10.187 ACRES  
COUNTY: LAMAR

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921





# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

10.187 ACRES

### IN THE A. SKIDMORE SURVEY, ABSTRACT NUMBER 843 & IN THE EDWARD THOMPSON SURVEY, ABSTRACT NUMBER 944 LAMAR COUNTY, TEXAS

BEING a 10.187 acre tract of land situated in the A. Skidmore Survey, Abstract Number 843 and in the Edward Thompson Survey, Abstract Number 944, Lamar County, Texas, being the remainder of that certain called 30.01 acre tract of land described as "First Tract" in instrument to Titus Land Holdings, LLC. recorded under Instrument Number 201085-2023 of the Official Public Records of Lamar County, Texas (O.P.R.L.C.T.), said 10.187 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the easterly margin of County Road 15800 (CR 15800, gravel), for the common westerly corner of said remainder of 30.01 acre tract and that certain called 20.01 acre tract described in instrument to Fred Cook and Jo Cook, recorded under Volume 686, Page 241 of the Deed Records of Lamar County, Texas (D.R.L.C.T.), being the lower northwesterly corner of the herein described 10.187 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 7,235,214.78, E: 2,877,638.67, North Central Zone (4202), grid measurements;

THENCE with the common lines between said remainder of 30.01 acre tract and said 20.01 acre tract, the following three (3) courses and distances:

1. North 89°25'35" East, 252.69 feet, to a 1 inch iron pipe found for corner;
2. North 01°53'46" West, 106.20 feet, to a 1/2 inch iron rod found for corner;
3. North 89°18'56" East, 236.70 feet, to a 3/8 inch iron rod found for the common easterly corner between said remainder of 30.01 acre tract and said 20.01 acre tract, for the northwesterly corner of that certain called 30.11 acre tract described in instrument to Fred Gene Cook and Jo Evon Cook, recorded in Volume 207, Page 12, of the Real Property Records of Lamar County, Texas (R.P.R.L.C.T.) and being the northeasterly corner of the herein described 10.187 acre tract, from which a 1/2 inch iron rod found for reference bears North 89°07'12" East, 1388.55 feet;

THENCE South 01°30'05" East, 956.00 feet, with the common line between said remainder of 30.01 acre tract and said 30.11 acre tract to a 3/8 inch iron rod found for the common southerly corner between said remainder of 30.01 acre tract and said 30.11 acre tract, in a northerly line of that certain called 59.85 acre tract described in instrument to Miles Burton and Kathy Burton, recorded under Instrument Number 146903-2017, O.P.R.L.C.T., and being the southeasterly corner of the herein described 10.187 acre tract, from which a 1/2 inch iron rod found for reference bears North 87°59'45" East, 1390.97 feet;

THENCE South 88°02'27" West, 490.31 feet, with the common line between said remainder of 30.01 acre tract and said 59.85 acre tract to a 1/2 inch iron rod found for the common westerly corner between said remainder of 30.01 acre tract and said 59.85 acre tract, in the easterly margin of said CR 15800, and being the southwesterly corner of the herein described 10.187 acre tract;

THENCE North 01°23'19" West, 861.19 feet, with the lower westerly line of said remainder of 30.01 acre tract and said easterly margin of CR 15800 to the **POINT OF BEGINNING** and containing a computed area of 10.187 acres of land within this Field Note Description.


This Field Note Description was prepared from a survey performed on the ground on February 20, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 31102.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

March 1, 2023

Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921