

1/9/2023



1" = 500'

Plat and Field Notes from a survey of a 76.54 acre tract of land out of the James Garland Survey, Abstract No. 361, and the Squire Mays Survey, Abstract No. 556, in Lamar County, Texas.

COUNTY LINE ROAD (CR 37100)

called: 50.185 acres
Edward Dee Canada, Jr., et ux,
Doc. 160374-2019, OPRLC

called: 86.43 acres, m/l,

Johnny McCabe
Vol. 29, Pg. 220, RPRLC

JAMES GARLAND SURVEY A-361
SQUIRE MAYS SURVEY A-556

called: 50.062 acres
Eva Ruano
Vol. 1282, Pg. 228, RPRLC

called: 436.595 acres Crossland Collin County Farm Trust Doc. 081037-2008, OPRLC

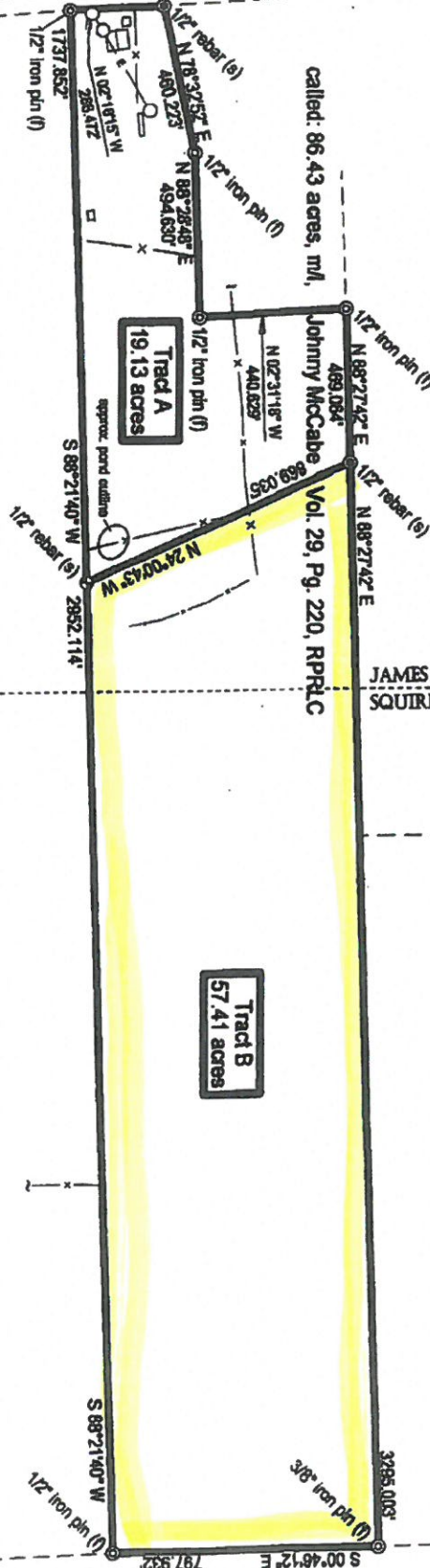
called: 50.280 acres (Tract 1)

Thomas J. Parsons, et ux.,

Doc. 158949-2019, OPRLC

Tract A
19.13 acres

Tract B
57.41 acres



⊕	Point of Beginning
⊙	1/2" iron pin (f)
⊙	1/2" iron pin (s)
⊙	sewer C. O.
⊙	water meter
⊙	telephone
⊙	transformer
⊙	utility pole
⊙	conc. monument
⊙	meander

Bearings and coordinates are based upon the North American Datum 1983 in the Texas North Central Zone (4202) in U.S. Survey Feet using GPS observations within the CORS network.



December 16, 2022
Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

Hansen - Moore Surveying, 1015 Cannon Place, Paris, Texas 75462 (903) 784-4245

All that certain tract or parcel of land situated about 18.4 miles North 61.2° West from the City of Paris, in Lamar County, Texas; part of the James Garland Survey, Abstract No. 361, and part of the Squire Mays Survey, Abstract No. 556, and being all of the called 86.43 acres, more or less, tract of land described in a deed to Johnny McCabe, as recorded on Volume 29, Page 220, of the Real Property Records of Lamar County, and being more particularly described as follows, to wit:

Tract A

Beginning at a 1/2" rebar (set) for a corner in a South Line of said McCabe tract, same being in a North Line of a called 90.260 acre (Tract 1) tract of land described in a Deed to Thomas J. Parsons, et. ux., as recorded in Document 158949-2019, OPRLC, and same also being N 88° 21' 40" E, a distance of 1737.852', from the Southwest corner of said McCabe tract;

Thence N 88° 21' 40" E with the South Line of said McCabe tract and with the North Line of said Parsons tract, a distance of 1737.852', to a 1/2" iron pin (found) for a corner in an East Line of County Line Road (aka. County Road 37100), same being the Southwest corner of said McCabe tract, same also being the Northwest Corner of said Parsons tract;

Thence N 02° 18' 15" W with the West Line of said McCabe tract and with an East Line of said County Road, a distance of 286.472', to a 1/2" rebar (set) in for a corner in a West Line of said McCabe tract and in an East Line of said County Road;

Thence N 78° 32' 52" E over said McCabe tract, a distance of 460.223', to a 1/2" iron pin (found) inside an angle point within said McCabe tract;

Thence N 88° 28' 48" E over said McCabe tract, a distance of 494.630', to a 1/2" iron pin (found) for an inside corner within said McCabe tract;

Thence N 02° 31' 18" W over said McCabe tract, a distance of 440.629', to a 1/2" iron pin (found) for a corner in the North Line of said McCabe tract and in the South Line of a called 50.185 acre tract of land described in a Deed to Edward Dee Canada, Jr., et. ux., as recorded in Document 160374-2019, OPRLC;

Thence N 88° 27' 42" E with the North Line of said McCabe tract and with the South Line of said Canada tract, a distance of 469.064', to a 1/2" rebar (set) for a corner in the North Line of said McCabe tract and in the South Line of said Canada tract;

Thence S 24° 00' 43" E across said McCabe tract, a distance of 869.035', to the ***Place of Beginning*** and containing 19.13 acres of land.

Tract B

Beginning at a 1/2" rebar (set) for a corner in a South Line of said McCabe tract, same being in a North Line of a called 90.260 acre (Tract 1) tract of land described in a Deed to Thomas J. Parsons, et. ux., as recorded in Document 158949-2019, OPRLC, and same also being N 88° 21' 40" E, a distance of 1737.852', from the Southwest corner of said McCabe tract;

Thence N 24° 00' 43" W across said McCabe tract, a distance of 869.035', to a 1/2" rebar (set) for a corner in the North Line of said McCabe tract and in the South Line of a called 50.185 acre tract of land described in a Deed to Edward Dee Canada, Jr., et. ux., as recorded in Document 160374-2019, OPRLC;

Thence N 88° 27' 42" E with the North Line of said McCabe tract and the South Line of said Canada tract, at approx. 685', crossing the East Line of said James Garland Survey, Abstract No. 361, and the West Line of said Squire Mays Survey, Abstract No. 556, and continuing same course, at approx. 1130', passing the Southeast corner of said Canada tract and the Southwest corner of a called 50.062 acre tract of land described in a Deed to Elva Ruano, as recorded in Volume 1292, Page 228, of the Real Property Records of Lamar County, and continuing same course, in all, a distance of 3295.003', to a 3/8" iron pin (found) for a corner in the East Line of said McCabe tract and in a West Line of a called 436.595 acre tract of land described in a Deed to Crossland Collin County Farm Trust as recorded in Document 061037-2008, of the Official Public Records of Lamar County, same being the Northeast corner of said McCabe tract, same also being the Southeast corner of said Ruano tract;

Thence S 00° 46' 12" E with the East Line of said McCabe tract and with a West Line of said 436.565 acre tract, a distance of 797.932', to a 1/2" iron pin (found) for a corner in a West Line of said 436.595 tract, same being the Southeast corner of said McCabe tract, and same also being the Northeast corner of said Parsons tract;

Thence S 88° 21' 40" W with the South Line of said McCabe tract and with the North Line of said Parsons tract, at approx. 2619', crossing the West Line of said Mays Survey and the East Line of said Garland Survey, and continuing same course, in all, a distance of 2952.114', to the *Place of Beginning* and containing **57.41** acres of land.

The bearings recited herein are based upon the North American Datum 1983 in the Texas North Central Zone (4202) in US Survey Feet using GPS observations within the CORS Network.

I, Wendell Moore, RPLS #5723, hereby certify that this survey was made on the ground by me or under my direct supervision, and shown accurately and correctly and on the attached plat, and the locations of all easements, row's, setback lines, and other matters affecting the subject property (whether of record or not), which are visible or which I have been advised, are shown or noted. Except as noted, there are no visible encroachments, protrusions, or conflicts. This survey was completed June 14, 2022.

December 16, 2022


Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

