



In Re: 468.497 Acres
All of a called 100 Acre tract
All of the residue of a called 205-1/2 Acre tract - First Tract
All of a called 60.8 Acre tract - Second Tract
All of the residue of a called 424 1/2 Acre tract
John DG Varrelman Survey
Abstract No. 20
Lee County, Texas

All that certain tract or parcel of land situated in Lee County, Texas, being a part of John DG Varrelman Survey, Abstract No. 20, being all of a called 100 Acre tract conveyed from Veteran Land Board of Texas to Max. A. Fariss by deed dated May 23, 1977 recorded in Volume 267, Page 330 of the Deed Records of Lee County, all of the residue of a called 205-1/2 Acre tract - First Tract and being all of a called 60.8 Acre tract - Second Tract conveyed from Herman H. Gaske, et ux to Maz. A. Fariss by deed dated May 11, 1962 recorded in Volume 142, Page 165 of the said Deed Records of Lee County, and all of the residue of a called 424 1/2 Acre tract conveyed from Nana D. Newton to Max. A. Fariss by deed dated January 11, 1966 recorded in Volume 165, Page 286 of the said Deed Records of Lee County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found concrete monument on the north Right-of-Way line of US Highway 290, at the southeast corner of a called 15.00 Acre tract conveyed to Sylvin M. Mersiovsky, et al in Volume 893, Page 705, for the common southwest corner of the said residue of the 424 1/2 Acre tract and of this tract;

THENCE N 47°24'48" W - 966.94' along the common line between the said 15.000 Acre tract and the said residue of the 424 1/2 Acre tract to a found 1/2" iron rod at the south corner of a called 79.07 Acre tract conveyed to Sylvin M. Mersiovsky, et ux in Volume 581, Page 335, for a common exterior ell corner of the said residue of the 424 1/2 Acre tract and of this tract;

THENCE N 42°11'56" E - 1,066.50' along the common line between the said 79.07 Acre tract and the said residue of the 424 1/2 Acre tract to a found 1/2 iron rod at the east corner of the said 79.07 Acre tract, at the south corner of a called 50.0 Acre tract conveyed to Freeman L. Waynewood in Volume 1357, Page 1052, for an exterior ell corner of this tract;

THENCE N 42°06'31" E - 2,003.98' along the common line between the said 50.0 Acre tract, a called 74 Acre tract conveyed to Arthur Goin, Jr., in Volume 129, Page 89, and a called 18.000 Acre tract - Frist Tract conveyed to LDS Farms, Inc. in Volume 866, Page 133, respectively, and the said residue of the 424 1/2 Acre tract, to a found 5/8" iron rod on the southwest line of a called 39.062 Acre tract - Second Tract conveyed to LDS Farms, Inc. in Volume 866, Page 133, at the east corner of the said 18.000 Acre tract, for a common exterior ell corner of the said residue of the 424 1/2 Acre tract and of his tract;

THENCE along the common line between the said 39.062 Acre tract, a called 56.67 Acre tract - Tract 4 conveyed to LDS Farms, Inc. in Volume 866, Page 133, a called 50 Acre tract conveyed to Earl Jackson in Volume 819, Page 167, respectively, and the said residue of the 424 1/2 Acre tract, the said 60.8 Acre tract and the said residue of the 205-1/2 Acre tract, respectively for the following courses and distances:

S 47°54'14" E - 1,913.75' to a found 1/2" iron pipe at the south corner of the said 39.062 Acre tract, for a common interior ell corner of the said 424 1/2 Acre tract and of this tract;

N 42°30'26" E - 2,203.11' to a found 5/8" iron rod at the east corner of the said 50 Acre tract (816/167), at the south corner of a called 50 Acre tract conveyed to Hubert Sliva, et ux in Volume 211, Page 316, for an exterior ell corner of this tract;

THENCE along the common line between the said 50 Acre tract (211/316) and the said residue of the 205-1/2 Acre tract, for the following courses and distances:

N 42°21'40" E - 764.72' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the east corner of the said 50 Acre tract (211/316), for the common interior ell corner of the said residue of the 205-1/2 Acre tract and of this tract;

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, Texas 76567
(512) 446-3457

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N 47°46'30" W - 1,643.70' to a found 5/8" iron rod at the south corner of a called 100 Acre tract conveyed to Hubert L. Silva, et ux in Volume 173, Page 111, for a common exterior ell corner of the said 205-1/2 Acre tract and of this tract;

THENCE N 42°27'58" E - 1,359.25' along the common line between the said residue of the 205-1/2 Acre tract and the said 100 Acre tract (267/330), respectively, and the said 100 Acre tract (173/111) to a found 5/8" iron rod on the common line between the said Varrelman Survey and the Matthew Sparks Survey, Abstract No. 18, at the south corner of a called 79.980 Acre tract conveyed to Dennis Oltmann, et ux in Volume 926, Page 346, at the east corner of the said 100 Acre tract (173/111), at the west corner of a called 71.049 Acre tract conveyed to William Earle Hensch in Volume 1366, Page 948, for the common north corner of the said 100 Acre tract (267/330) and of this tract;

THENCE S 47°45'39" E - 4,081.89' along the common line between the said Varrelman Survey and the said Sparks Survey, the common line between the said 71.049 Acre tract, the residue of a called 51.892 Acre tract - Exhibit "A" conveyed to Samantha A. Scroggins in Volume 1221, Page 783, respectively, and the said 100 Acre tract (267/330), partially along a southwest Right-of-Way line of County Road 138 and the prolongation thereof to a point at a turn in the Right-of-Way of County Road 138, at the north corner of a called 4.827 Acre tract conveyed to Jeremy Bart Royal in Volume 1272, Page 630, for the common east corner of the said 100 Acre tract (267/330) and of this tract, from which a found 1/2" iron rod for reference bears S 47°45'39" E - 6.18';

THENCE S 42°40'38" W - 2,489.68' partially within the said Right-of-Way of County Road 138, the common line between the said 4.827 Acre tract, a called 2.413 Acre tract conveyed to Robert S. Saucedo, et al in Volume 731, Page 776, a called 2.413 Acre tract conveyed to Roberto Saucedo, et ux in Volume 565, Page 546, a called 1.000 Acre tract conveyed to Roberto Saucedo, et ux in Volume 404, Page 160, a called 3.482 Acre tract conveyed to Johnnie Fischer, et ux in Volume 475, Page 774, a called 10.000 Acre tract conveyed to Roger D. Dees, et ux in Volume 1164, Page 768, a called 10.00 Acre tract conveyed to Leon A. Michalek, et ux in Volume 686, Page 153, a called 11.44 Acre tract - Tract 2 conveyed to Sherry Leverta Shepard in Volume 1027, Page 36, respectively, and the said 100 Acre tract (267/330), and the said residue of the 205-1/2 Acre tract, respectively, to a found 5/8" iron rod with orange plastic cap marked "Absolute Geomatics" at an interior ell corner of the said 11.44 Acre tract, at the south corner of the said 205-1/2 Acre tract, for an exterior ell corner this tract;

THENCE along the common line between the said 11.44 Acre tract, a called 50.00 Acre tract conveyed to Jesse Loving, et ux in Volume 115, Page 613, and a called 48.185 Acre tract - Tract Three conveyed to Placke Family, LTD in Volume 1036, Page 428, respectively, and the said residue of the 205-1/2 Acre tract, the said 60.8 Acre tract, and the said residue of the 424 1/2 Acre tract, respectively, for the following courses and distances:

N 47°57'35" W - 728.51' to a found 1/2" iron pipe at the north corner of the said 11.44 Acre tract, for a common interior ell corner of the said residue of the 205-1/2 Acre tract and of this tract;

S 41°38'28" W - 3,225.70' to a set Mag-Nail on the said north Right-of-Way line of US Highway 290, at the southwest corner of the said 48.185 Acre tract, for the common southeast corner of the said residue of the 424 1/2 Acre tract and of this tract;

THENCE N 79°58'02" W - 3,171.07' along the common line between the said north Right-of-Way line of US Highway 290 and the said residue of the 424 1/2 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 468.497 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 30th day of September 2025.



Bradley L. Lipscomb, RPLS



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