

Plat and Field Notes from a survey of a 10.001 acre tract of land out of the R. K. Click Survey, Abstract No. 181, in Lamar County, Texas.

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 Leica HxGN SmartNet network

called: 203.24 acres
Wadding Brothers Ranch, LLC
Doc. 175929-2020, OPRLC

N 88°54'02" E
792.079'

N 01°02'49" W
550.000'

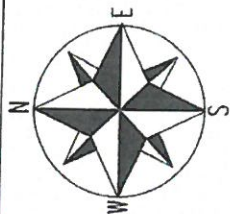
S 01°02'49" E
550.000'

S 88°54'02" W
792.079'

10.001 acres

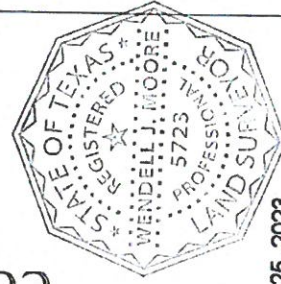
called: 51.55 acres
Kevin Gene Cook Doc. 175473-2020, OPRLC

COUNTY ROAD 12650 (70' ROW)



1" = 150'

⊙	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



June 25, 2023

Wendell J. Moore
Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

All that certain tract or parcel of land situated about 8.2 miles South 23.4' East from the City of Paris, in Lamar County, Texas; part of the R. K. Click Survey, Abstract No. 181, same being part of a 51.55 acre tract of land described in a Deed to Kevin Gene Cook, and recorded in Document 175473-2020 of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

Beginning at a point in the centerline of County Road 12650, from which a 4 ½" wooden fence post (found) as a witness, bears S 88°54'02" W, a distance of 39.280', same being the Northeast corner of said 51.55 acre tract and same also being the Southeast corner of a called 203.24 acre tract of land described in a Deed to Wadding Brothers Ranch, LLC, TLLC, and recorded in Document 175929-2020, of the Official Public Records of Lamar County;

Thence S 01° 02' 49" E with an East Line of said 51.55 acre tract and with the centerline of said County Road, a distance of 550.000', to point for corner, from which a ½" rebar (set) as a witness, bears, S 88°54'02" W, a distance of 35.848', same being in the East Line of said 51.55 acre tract and same also being in the Center Line of said County Road;

Thence S 88° 54' 02" W over said 51.55 acre tract, a distance of 792.079' to a ½" rebar (set) for a corner within said 51.55 acre tract;


Thence N 01° 02' 49" W over said 51.55 acre tract, a distance of 550.000', to a ½" rebar (set) for a corner in a North Line of said 51.55 acre tract, same being in a South Line of said 203.24 acre tract;

Thence N 89° 07' 38" E with a North Line of said 51.55 acre tract and with a South Line of said 203.24 acre tract, a distance of 792.079', to the *Place of Beginning* and containing **10.001** acres of land, of which **0.474** acres lies within said County Road 12650.

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 Leica HxGN SmartNet 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 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 25, 2023.

June 25, 2023


Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

