

X:\961 Surveys\961364-Sherron Estate Survey\11 Survey\AutoCAD\Sherron est.dwg

LAMAR RANCH
CC# 128688-2015
CALLED 97.168 AC

JOHN KUYKENDALL SURVEY
A-510

STANLEY JOHNSON
CC# 145424-2017
CALLED 25.00 AC

JOEL McGEE & DORI McGEE
CC# 180156-2021
CALLED 32.18 AC

WILLIAM KENNEDY SURVEY
A-500

A. M. SHERRON
DR VOL. 162, PG. 23
(CALLED 23.87 AC AS DESCRIBED IN
DR VOL. 220, PG 169 TO MORRIS SHERRON)

A. M. SHERRON
DR VOL. 162, PG. 23
(CALLED 15 AC AS DESCRIBED IN
DR VOL 220, PG 168 TO JACK SHERRON)

LANCE WHITENER
CC# 116829-2014
TRACT ONE
CALLED 69 1/2 AC

MARY KERSCHNER
CC# 126585-2015
CALLED 99.17 AC

FARM ROAD #1500
80' ROW WIDTH AS PER TxDOT MAPS

VERONICA PAISSAN
CC# 193862-2022

OLD COUNTY ROAD
(NOT OPEN)

8" FC
(CM)

N 89°25'30" E 1,311.37'

18" BOIS D'ARC TREE
(CM)

N 89°33'55" E 419.49'

3/8" CIRF
[FOSTER]
(CM)

N 89°33'15" E 536.09'

POB
6" FC
(CM)

S 00°54'46" E
325.05'

690.79'

N 01°35'00" W

Δ: 18°46'33"
R: 756.34'
L: 247.86'
C: 246.75'
CB: S 10°10'36" E

TxDOT CHANNEL EASEMENT
DR VOL 318, PG 164

N 22°30'48" W
56.40'

3/8" IRF
(CM)

S 00°36'53" E
321.03'

N 05°06'31" W
156.87'

CIRS

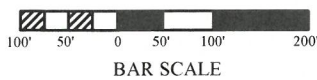
S 88°42'51" W 394.47'

S 05°06'31" E
39.98'

3/8" IRF
(CM)



SCALE: 1"=200'



LEGEND

- CIRS CAPPED IRON ROD SET
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- ▲ FC FENCE CORNER POST
- MON CONCRETE MONUMENT FOUND
- (CM) CONTROLLING MONUMENT
- CC# COUNTY CLERK'S DOCUMENT NUMBER
- OR OFFICIAL PROPERTY RECORDS
- RP REAL PROPERTY RECORDS
- DR DEED RECORDS
- PR PLAT RECORDS
- POB POINT OF BEGINNING
- X - WIRE FENCE
- - - EXISTING PROPERTY LINE
- ESMT - EXISTING EASEMENT LINE
- OE - OVERHEAD UTILITY LINE

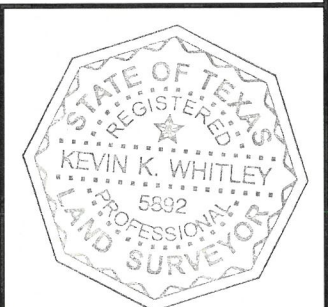
NOTES

1. THE REFERENCE BEARING FOR THE TRACT OF LAND SHOWN HEREON IS NAD 1983 TEXAS STATE PLANE COORDINATE SYSTEM ZONE 4202.
2. A TWO PAGE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. THIS ORIGINAL PLAT IS ON AN 11"X 17" SIZED SHEET.
4. RODS SHOWN AS 3/8" CIRF HAVE BLUE PLASTIC CAPS STAMPED KWHITLEY RPLS 5892.

SHERRON
37.86 ACRES
CITY OF SUMNER
LAMAR COUNTY, TEXAS
SEPTEMBER 2023

I, KEVIN K. WHITLEY, REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, RPLS #5892, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN REPRESENTS AN ACTUAL ON-THE-GROUND SURVEY CONDUCTED BY ME, COMPLETED ON SEPTEMBER 8, 2023.

Kevin K. Whitley 09/19/2023
KEVIN K. WHITLEY, RPLS



Metes and Bounds Description
37.86 Acres
Lamar County, Texas
September 2023

Being 37.86 acres of land situated approximately 7.8 miles North 37° West of the Lamar County, Texas Courthouse being part of the William Kennedy Survey Abstract Number 500 and being the remainder of a called 38.87 acre tract of land conveyed from E. B. Hicks and wife, Pearl Hicks to A. M. Sherron on November 11, 1916 by Warranty Deed recorded in Volume 162, Page 23 of the Lamar County Deed Records. The said 37.86 acre tract of land fully described by metes and bounds as follows:

Beginning at a 6 inch Bois D'Arc fence post (Controlling Monument, hereafter referred to as CM) at the current Northeast corner of the remainder of the aforementioned called 38.87 acre tract and the Southeast corner of a called 32.18 acre tract of land conveyed from Jerilou Bankston to Joel McGee and wife, Dori McGee on March 18, 2021 by Warrant Deed recorded in Lamar County Clerk's Document Number 180156-2021, said fence post also being in the West right of way of Farm Road #1500 (80' right of way per TxDot maps);

Thence South 00°54'46" East, along the West right of way line of Farm Road #1500, a distance of 325.05 feet to a concrete monument found (CM) at the beginning of a Curve to the Left having a Central Angle of 18°46'33" and a Radius of 756.34 feet,

Thence along the aforementioned Curve to the Left, in the west right of way line of Farm Road #1500, Arc Distance of 247.86 feet, (Chord Bearing and Distance of South 10°10'36" East, 246.75 feet) to a ½ inch iron rod found in the West right of way of the said Farm Road, said rod also being the North corner of a tract of land conveyed from Jason Thompson to Veronica Paissan on April 19, 2022 by Warranty Deed recorded in Lamar County Clerk's Document Number 192862-2022;

Thence South 00°36'53" East, along the common boundary line of the aforementioned called 38.87 acre tract and the aforementioned Paissan tract, a distance of 321.03 feet to an 8 inch Bois D'Arc fence post found in the North line of an old county road (not open);

Thence South 88°42'51" West, along the North line of the aforementioned old county road, a distance of 394.47 feet to a ½ inch capped [Whitley] iron rod set in an East boundary line of a called 99.17 acre tract of land conveyed from the Hawkins 2009 Trust to Mary Kerschner on August 17, 2015 by Trust Transfer Deed recorded in Lamar County Clerk's Document Number 126585-2015, from said rod a ¾ inch iron rod (CM) found bears South 05°06'31" East, a distance of 39.98 feet;

Thence North 05°06'31" West, along the common boundary line of the aforementioned called 38.87 acre tract and the aforementioned called 99.17 acre tract, a distance of 156.87 feet to a ¾ inch iron rod (CM) found;

Thence North 22°30'48" West, along the common boundary line of the aforementioned called 38.87 acre tract and the aforementioned called 99.17 acre tract, a distance of 56.40 feet to a ¾ inch iron rod (CM) found;

Thence South 89°20'11" West, along the common boundary line of the aforementioned called 38.87 acre tract and the aforementioned called 99.17 acre tract, a distance of 1,870.17 feet to a ¾ inch iron rod (CM) found at the Southwest corner of the aforementioned called 38.87 acre tract and the Northwest corner of said called 99.17 acre tract, said rod also being in the East boundary of a called 69 ½ acre tract of land conveyed from Tori Whitener to Lance Whitener on June 30, 2014 as Tract One in Special Warranty Deed recorded in Lamar County Clerk's Document Number 116829-2014;

Thence North 01°35'00" West, along the common boundary of the aforementioned called 38.87 acre tract and the aforementioned called 69 ½ acre tract, a distance of 690.79 feet to a 8" Bois D'Arc fence corner post (CM) at the Northwest corner of said called 38.87 acre tract and the Easternmost Northeast corner of said called 69 ½ acre tract, said post also

KKW



being in the South boundary of a called 97.168 acre tract of land conveyed from Paul Shia and wife, Norma Shia to Lamar Ranch on October 29, 2015 by General Warranty Deed recorded in Lamar County Clerk's Document Number 128688-2015;

Thence North 89°25'30" East, along the common boundary of the aforementioned called 38.87 acre tract and the aforementioned 97.168 acre tract, a distance of 1,311.37 feet to a, 18 inch bois d'arc tree (CM) found, said tree also being the Southeast corner of said 99.168 acre tract and the Southwest corner of a called 25.00 acre tract of land conveyed from the Estate of Martha Buster to Stanley Johnson on July 20, 2017 by Executor's Deed recorded in Lamar County Clerk's Document Number 145424-2017;

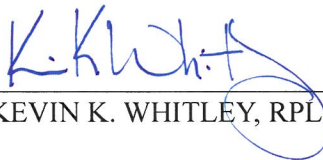
Thence North 89°33'55" East, along the common boundary of the aforementioned called 38.87 acre tract and the aforementioned 25.00 acre tract, a distance of 419.49 feet to a 3/8 inch capped [Foster] iron rod (CM) found at the Southeast corner of said 25.00 acre tract and the Southwest corner of the aforementioned called 32.18 acre tract and the aforementioned 32.18 acre tract of land;

Thence North 89°33'15" East, along the common boundary of the aforementioned called 38.87 acre tract and the aforementioned 32.18 acre tract, a distance of 536.09 feet to the place of beginning and containing 37.86 acres of land.

NOTES

1. The Reference Bearing for the tract of land shown hereon as NAD 1983 Texas State Plane Coordinate System Zone 4202
2. A one page 11"x17" survey drawing accompanies this metes and boundary description.
3. Rods shown as 1/2 CIRS have blue plastic caps stamped with "K WHITLEY RPLS 5892".

I, KEVIN K. WHITLEY, REGISTERED PROFESSIONAL LAND SURVEYOR, #5892, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS TAKEN FROM MEASUREENTS MADE UPON THE GROUND AND WAS COMPLETED ON SEPTEMBER 8, 2023.



KEVIN K. WHITLEY, RPLS

09/19/2023

DATE

