

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED
NTW**

Date:

June 7, 2024

Grantor:

Pricilla Kay McNeal, Trustee of the L. FRANKLIN AND GERALDINE W. TAYLOR FAMILY TRUST, AGREEMENT, dated August 26, 2002.

Grantor's Mailing Address (including county):

3830 Lakeshore Dr.
Reno, Texas 75462
Lamar County, Texas

Grantee:

Patricia Ann Taylor, as her sole and separate property.

Grantee's Mailing Address (including county):

503 N. Andrews
Sherman, Texas 75090
Grayson County, Texas

Consideration: TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration and in the partial distribution of the assets of the L. Frankin and Geraldine W. Taylor Family Trust Agreement, dated August 26, 2002.

Property (including any improvements):


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Reservations from and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record, including all assessments for ad valorem property taxes for the current year and all subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds

214285-2024 Pages: 7 WD
06/07/2024 02:26:38 PM By: mratliff
Lamar County, TX
Ruth Sisson - County Clerk



Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

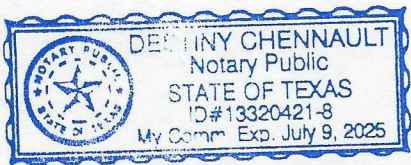
Pricilla Kay McNeal

Pricilla Kay McNeal, Trustee of the L. FRANKLIN AND GERALDINE W. TAYLOR FAMILY TRUST AGREEMENT, dated August 26, 2002

ACKNOWLEDGMENT

STATE OF TEXAS §
 COUNTY OF LAMAR §

June, 2024, by Pricilla Kay McNeal in her capacity as Trustee of the L. FRANKLIN AND GERALDINE W. TAYLOR FAMILY TRUST AGREEMENT, dated August 26, 2002.



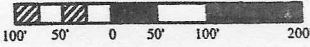
Destiny Chennaault
 Notary Public, State of Texas

AFTER RECORDING RETURN TO:
 Fitzgerald Law
 32 W. Plaza
 Paris, Texas 75460

Tract 1:



SCALE: 1"=200'



BAR SCALE

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 8.5"X 11" SIZED SHEET.
4. RODS SHOWN AS 1/2 CIRFS HAVE BLUE PLASTIC CAPS STAMPED KWHITLEY RPLS 5892.
5. THERE IS EVIDENCE OF AN OLD ROAD ALONG THE WEST BOUNDARY LINE OF THE TRACT OF LAND SHOWN HEREON, BUT NO RECORDED RIGHT OF WAY WAS FOUND.

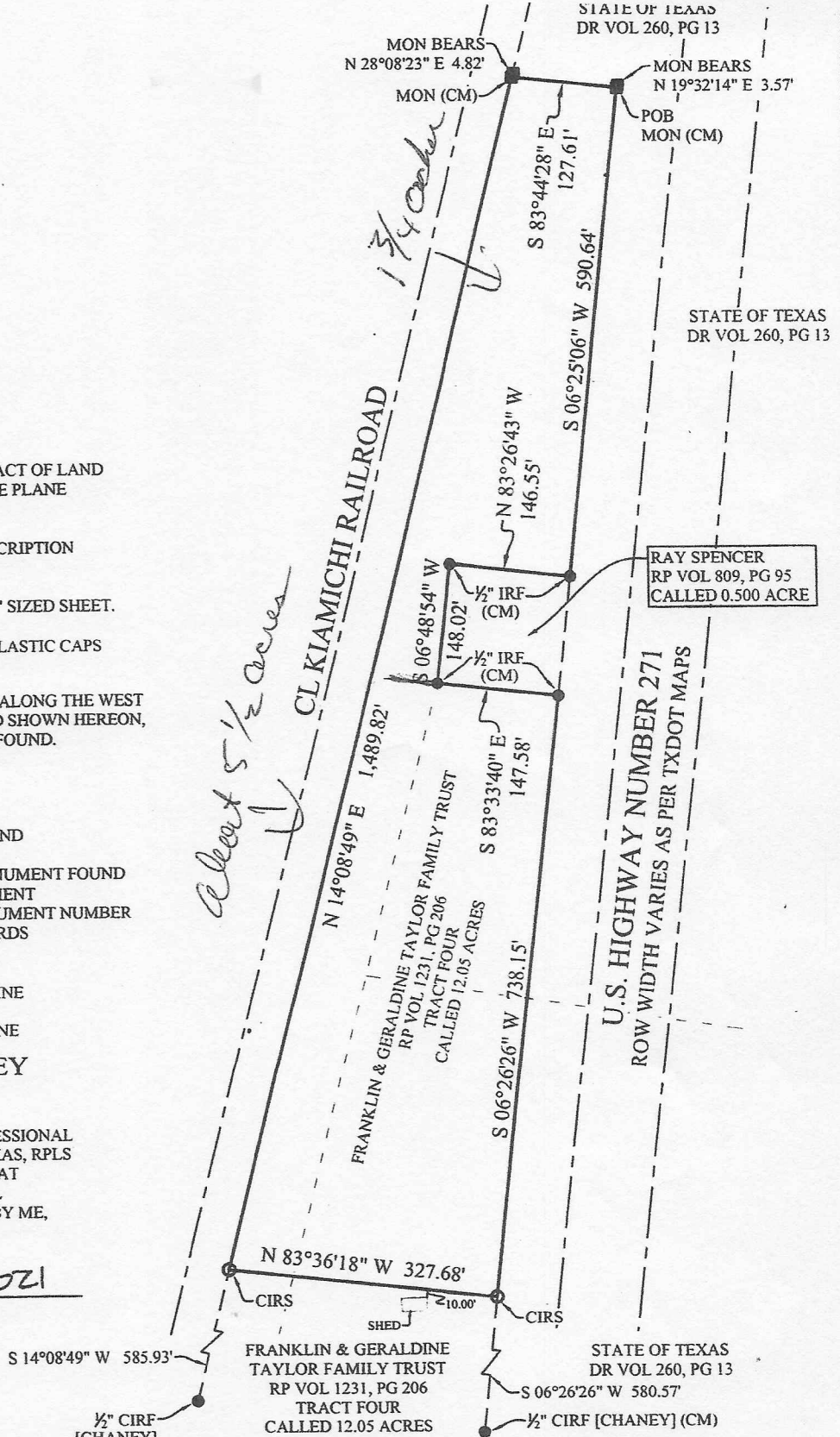
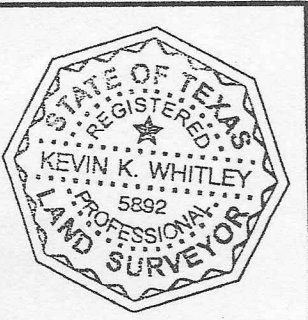
LEGEND

- CIRFS CAPPED IRON ROD SET
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- MON CONCRETE TxDOT MONUMENT FOUND
- (CM) CONTROLLING MONUMENT
- CC# COUNTY CLERK'S DOCUMENT NUMBER
- RP REAL PROPERTY RECORDS
- DR DEED RECORDS
- POB POINT OF BEGINNING
- EXISTING PROPERTY LINE
- - - CENTERLINE
- - - OVERHEAD UTILITY LINE

THOMAS ASKINS SURVEY
A-6

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 OCTOBER 22, 2021.

K. K. Whitley 10/27/2021
KEVIN K. WHITLEY, RPLS



7.22 ACRES
LAMAR COUNTY, TEXAS

Exhibit "A"

HAYTER
ENGINEERING
Practical Infrastructure Solutions
TxSurv F-10028600 | TxEng F-315 | OSBPELS #603
ASBPE #2521 | LA REF629
4445 SE LOOP 266 PARIS, TX
903-785-0233
www.haytereng.com

X:\1961 Surveys\961201-Kay McNeal-Taylor-271 North\1 Survey\AutoCAD\Taylor.dwg

Metes and Bounds Description

7.22 Acres

U.S. Highway #271 North

Lamar County, Texas

October 2021

Being 7.22 acres of land situated approximately 5.9 miles North 6° East of the Lamar County Courthouse, being a part of the Thomas Askins Survey, Abstract Number 6, and being a part of a called 12.05 acre tract of land conveyed from L. Franklin Taylor and wife Geraldine Wallace Taylor to The L. Franklin and Geraldine W. Taylor Family Trust on August 30, 2002 as Tract Four of the Warranty Deed recorded in Volume 1231, Page 206 of the Real Property Records of Lamar County Texas. The said 7.22 acre tract fully described by metes and bounds as follows:

Beginning at a concrete TxDOT right of way monument found (Controlling Monument, hereafter referred to as CM) at the Northeast corner of the aforementioned called 12.05 acre tract, said rod also being located in the West right of way of U.S. Highway Number 271 (right of way width varies) called to be 175 feet Left of Centerline Station 284+29.7 by TxDOT Right of Way Map RW 8001-1-15, Page 11, and from said monument, another TxDOT right of way monument bears North 19°32'14" East, a distance of 3.57 feet;

Thence South 06°25'06" West, along the East boundary line of the aforementioned called 12.05 acre tract and the West right of way line of State Highway Number 271, a distance of 590.64 feet to a ½ inch iron rod found (CM) at the Northeast corner of a called 0.500 acre tract of land conveyed out of said called 12.05 acre tract from Lester G. Taylor to Ray Spencer on September 04, 1998 by Warranty Deed recorded in Volume 809, Page 95 of the Real Property Records of Lamar County Texas;

Thence North 83°26'43" West, along the North boundary line of the aforementioned called 0.500 acre tract, a distance of 146.55 feet to a ½ inch iron rod found (CM) at the Northwest corner of said called 0.500 acre tract;

Thence South 06°48'54" West, along the West boundary line of the aforementioned called 0.500 acre tract, a distance of 148.02 feet to a ½ inch rod found (CM) at the Southwest corner of said called 0.500 acre tract;

Thence South 83°33'40" East, along the South boundary line of the aforementioned called 0.500 acre tract, a distance of 147.58 feet to a ½ inch iron rod found (CM) at the Southeast corner of said called 0.500 acre tract in the East boundary line of the aforementioned called 12.05 acre tract and in the West right of way line of U.S. Highway Number 271;

Thence South 06°26'26" West, along the East boundary line of the aforementioned called 12.05 acre tract and the West right of way line of U.S. Highway Number 271, a distance of 738.15 feet to a ½ inch capped [Whitley] iron rod set, and from said rod a ½ inch capped [Chaney] iron rod found (CM) at the Southeast corner of said called 12.05 acre tract and at the Northeast corner of a called 20.834 acre tract of land conveyed from Billy Hull Barbee, Jr. to Jack Besteman and wife Pam Besteman on December 04, 2015 by Special Warranty Deed recorded in Lamar County Clerk's Document Number 129455-2015 bears South 06°26'26" West, a distance of 580.57 feet;

KKW
PAGE TWO OF THREE

HAYTER
ENGINEERING

Practical Infrastructure Solutions

4445 SE Loop 286 | Paris, TX 75460 | P 903.785.0303 | TxSurv F-10028600

Thence North 83°36'18" West, across the aforementioned called 12.05 acre tract, a distance of 327.68 feet to a ½ inch capped [Whitley] iron rod set in the East right of way line of the Kiamichi Railroad and in the West boundary line of said called 12.05 acre tract, and from said rod a ½ inch capped [Chaney] iron rod found (CM) at the Southwest corner of said called 12.05 acre tract and at the Northwest corner of the aforementioned called 20.834 acre tract bears South 14°08'49" West, a distance of 585.93 feet;

Thence North 14°08'49" East, along the East right of way line of the Kiamichi Railroad and the West boundary line of the aforementioned called 12.05 acre tract, a distance of 1,489.82 feet to a concrete TxDOT right of way monument found (CM) and from said monument another concrete TxDOT monument found bears North 28°08'23" East, a distance of 4.82 feet;

Thence South 83°44'28" East, along the North boundary line of the aforementioned called 12.05 acre tract and the West right of way line of U.S. Highway Number 271, a distance of 127.61 feet to the place of beginning and containing 7.22 acres of land.

NOTES

1. The Reference Bearing for the tract of land described hereon is NAD 1983 Texas State Plane Coordinate System Zone 4202.
2. A one page 8.5"x11" sized plat accompanies this metes and bounds description.
3. Corner monuments described as "½ inch capped iron rod set" have a blue plastic cap that is stamped 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 MEASUREMENTS MADE UPON THE GROUND AND WAS COMPLETED ON OCTOBER 22, 2021.

K. K. Whitley
KEVIN K. WHITLEY, RPLS

10/27/2021
DATE

