

BY-LINE SURVEYING LLC

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TRACT 3-FIELD NOTES FOR A 28.00 ACRE TRACT DAVID SEELY SURVEY, A-739 AND JAMES L. McMURRY SURVEY, A-538 NAVARRO COUNTY, TEXAS

Being a 28.00 acre tract or parcel of land situated in the David Seely Survey, Abstract No. 739 and the James L. McMurry Survey, Abstract No. 538, Navarro County, Texas, and being all of that certain called 28.414 acre tract, described as Tract Two conveyed to Walter F. Johnston and Stephanie A. Johnston, as recorded in Volume 1704, Page 659, Deed Records, Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in County Road No. NW3320 at the Northwest corner of the above mentioned 28.414 acre tract and being in the South boundary line of that certain called 111.73 acre tract conveyed to Robin R. Reeves and Sharon A. Reeves, recorded in Volume 1767, Page 560, from said point, a Concrete monument found for reference bears, South 35 Degrees 46 Minutes 16 Seconds East, a distance of 29.54 feet;

THENCE North 59 Degrees 11 Minutes 06 Seconds East, along or near the centerline of County Road No. NW3320, with the North boundary line of said 28.414 acre tract and with the South boundary line of said 111.73 acre tract, a distance of 703.11 feet to a point for corner at the Northeast corner of said 28.414 acre tract and being the Northwest corner of that certain called 28.408 acre tract, described as Tract One conveyed to Walter F. Johnston and Stephanie A. Johnston, as recorded in Volume 1704, Page 659, from said point, a 1/2 inch iron rod set with cap marked (BY-LINE) for reference bears, South 30 Degrees 28 Minutes 01 Seconds East a distance of 27.06 feet;

THENCE South 30 Degrees 28 Minutes 01 Seconds East, with the East boundary line of said 28.414 acre tract and with the West boundary line of the above mentioned 28.408 acre tract, a distance of 2,175.32 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) set for the Southeast corner of said 28.414 acre tract and the Southwest corner of said 28.408 acre tract;

THENCE South 58 Degrees 37 Minutes 38 Seconds West, generally along a fence and with the South boundary line of said 28.414 acre tract, a distance of 13.40 feet to a Concrete monument found for the Southwest corner of said 28.414 acre tract;

THENCE with the West boundary line of said 28.414 acre tract and generally along a fence as follows:
North 71 Degrees 37 Minutes 06 Seconds West, a distance of 1,058.26 feet to a Concrete monument found,
North 25 Degrees 46 Minutes 16 Seconds West, a distance of 770.00 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) for corner, and
North 35 Degrees 46 Minutes 16 Seconds West a distance of 609.61 feet to the POINT OF BEGINNING and
CONTAINING 28.00 acres of land.

See plat of survey prepared even date.
Job No. 2019-310-TRACT 3

I, Wayne Beets, RPLS No. 6039, do hereby certify to Walter Johnston, as client; that this legal description was prepared from an actual on the ground survey done under my supervision in the month of April 2019. Use of this legal description by any other person/parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

GIVEN UNDER MY HAND AND SEAL, this the 4th day of April, 2019.



Wayne Beets II
Registered Professional Land Surveyor
State of Texas No. 6039

