

REVISIONS	BY

**DAVIS & McDILL, Inc.**  
 ENGINEERS  
**D & M**  
 SURVEYORS

( A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439 )  
 P.O. BOX 428, Waxahachie, Texas 75168  
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Date: 06-26-2012  
 Scale: 1" = 200'  
 Drawn: wkd  
 Job: 212-0287N  
 Sheet 1  
 of 1 sheets.

**FIELD NOTES**  
 60.000 Acres

BEING all that certain lot, tract, or parcel of land lying in the W. BOYLES SURVEY, Abstract No. 88, Navarro County, Texas, and being a part of a called 122.243 acres tract of land described in Volume 2012-00005819, Official Public Records, Navarro County, Texas, (OPRNCT), and being more particularly described as follows:

BEGINNING at a 1/2" steel pipe found for the south corner of this tract and same for the said 122.243 acres tract and being the east corner of a called 27.97 acres tract of land described in Volume 2006, Page 9577, OPRNCT, and being in the northwest line of a called 45 acres tract of land described in Volume 884, Page 881, Deed Records, Navarro County, Texas, (DRNCT), and also being in the occupied southeast line of the Boyles Survey and in the occupied northwest line of the W.S. Powell Survey, Abstract No. 650;

THENCE along the southwest line of this tract and same for the said 122.243 acres tract as follows: N 30°51'45" W, 679.81 feet (Deed - Record bearing basis, with the bearing basis for this description and parent deed from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6655845.840, Easting = 2512694.217) along the northeast line of the 27.97 acres tract to a 1/2" steel rod found for the north corner of the 27.97 acres tract and being the east corner of a called 90.675 acres tract of land described in Volume 1823, Page 530, OPRNCT, and N 31°02'39" W, 715.90 feet continuing along the northeast line of the 90.675 acres tract to a 1/2" steel rod set for the west corner of this tract;

THENCE N 60°00'00" E, through the 122.243 acres tract and along the northwest line of this tract at approximately 1842.39 feet pass a 1/2" steel rod set for witness corner, in all, 1872.39 feet to a 1/2" steel rod set in CR NW 3210 (a county road) for the north corner of this tract and being in the occupied northeast line of the Boyles Survey, Abstract No. 88 and in the occupied southwest line of the W. Boyles Survey, Abstract No. 87 to a 1/2" steel rod found for the east corner of this tract and same for the 122.243 acres tract and being the occupied east corner of the Boyles Survey, Abstract No. 88 and the occupied south corner of the W. Boyles Survey, Abstract No. 87, and being the occupied west corner of the W. Moss Survey Abstract No. 547, and being the occupied north corner of the W.S. Powell Survey, and also lying in the northwest line of the said 45 acres tract;

THENCE S 31°02'20" E, 1395.75 feet along CR NW 3210 and along the northeast line of the said 122.243 acres tract and along a residual southwest line of the 534.690 acres tract and along the occupied northeast line of the Boyles Survey, Abstract No. 88 and the occupied southwest line of the W. Boyles Survey, Abstract No. 87 to a 1/2" steel rod found for the east corner of this tract and same for the 122.243 acres tract and being the occupied east corner of the Boyles Survey, Abstract No. 88 and the occupied south corner of the W. Boyles Survey, Abstract No. 87, and being the occupied west corner of the W. Moss Survey Abstract No. 547, and being the occupied north corner of the W.S. Powell Survey, and also lying in the northwest line of the said 45 acres tract;

THENCE S 60°00'00" W, (Deed - S 60°59'00" W) along the southeast line of the 122.243 acres tract and same for this tract and along the occupied southeast line of the Boyles Survey, Abstract No. 88 and the occupied northwest line of the Powell Survey and the northwest line of the said 45 acres tract at approximately 27.62 feet pass a 1/2" steel rod found on line, in all, 1874.42 feet to the POINT OF BEGINNING and containing approximately 60.000 acres of land.

**SURVEYORS CERTIFICATE**

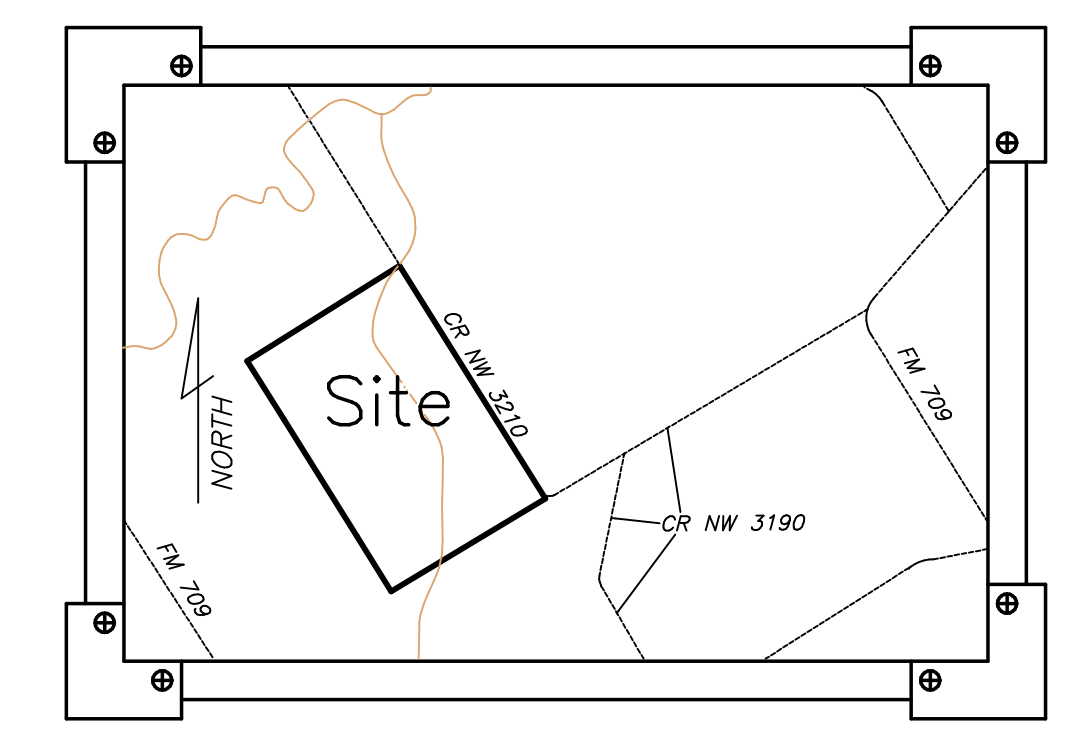
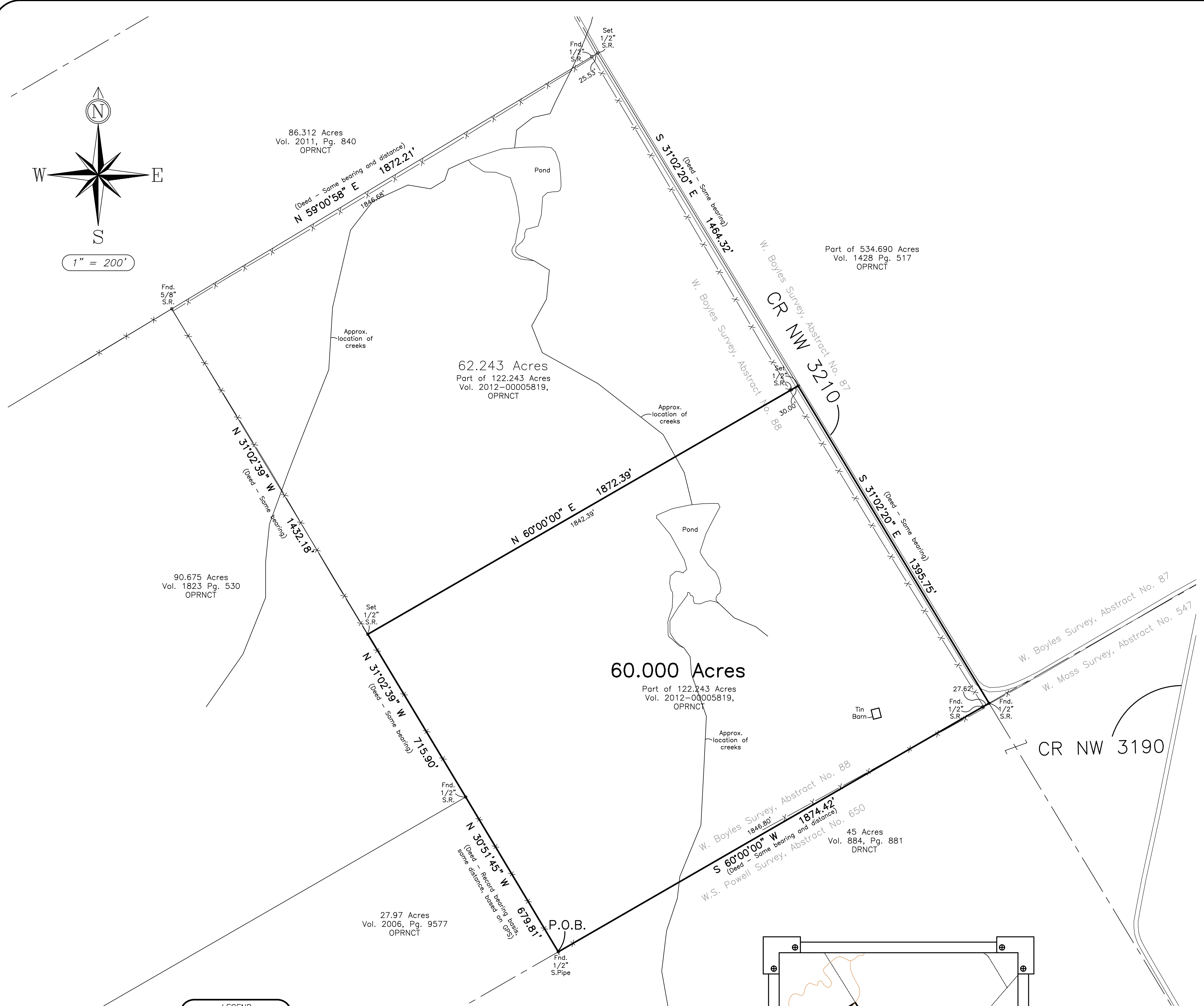
TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO:

I hereby certify that in June, 2013, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

- I further certify to the following conditions:
1. The term "certify" or "certificate" as shown and used herein indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF# \_\_\_\_\_) closing at the title company indicated hereon.)
  2. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Navarro County, Texas, Community # 48349C0525 D, Zone X unshaded represents property not located in a 100 Year Flood Zone. Any property in a Zone A location is approximate and scaled from the image of the FEMA Map, and acreage shown within the "Zone A" is approximate.
  3. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
  4. Information in parenthesis are from public records (Deed calls).
  5. Bearing sources are as per record plat or field notes description.
  6. The surveyor relied on title commitment issued by \_\_\_\_\_, GF# \_\_\_\_\_ dated June \_\_\_\_, 2013, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract the property for easements and/or other restrictions. Any other use or copying of this plat is prohibited. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:
  7. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)
  8. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV (4) Survey.

Walter Keven Davis, R.P.L.S. # 4466 \_\_\_\_\_ Date \_\_\_\_\_  
 Davis & McDill, Inc. \_\_\_\_\_



**LEGEND**

O	- Property Corner Symbol
Fnd.	- Found
S.R.	- Steel Rod
S.P.	- Steel Pipe
U.E.	- Utility Easement
P/P	- Utility Pole
R.O.W.	- Right of Way
P.O.B.	- Point of Beginning
C/L	- Centerline
→	- Drainage Flow
X	- Spot Elevations
B.L.	- Building Line
W/L	- Water Line
W/M	- Water Meter
M/H	- Sewer Manhole
C/O	- Cleanout
F/H	- Fire Hydrant
W/V	- Water Valve
D.U.E.	- Drainage & Utility Esmt

**LEGEND**

-X-	- Wire Fence
-//-	- Wood Fence
-	- Iron Fence
-	- Chain Link Fence
-	- Railroad Track
-	- Cable TV
-o-	- Gas Line
-P-	- Petroleum Pipeline
-E-	- Electric Line
-SS-	- Sanitary Sewer Line
-W-	- Water Line
-UT-UT-	- Underground Telephone
-T-	- Telephone

**SURVEY PLAT**  
**60.000 Acres**  
 W. Boyles Survey, Abst. 88  
 Navarro County, Texas