



LOCATION MAP SCALE: 1" = 2000'

FIELD NOTES 49.348 Acres

BEING all that certain lot, tract, or parcel of land situated in the T. WRIGHT SURVEY, Abstract No. 820, and being all of the following three tracts: a called 10.600 acres tract of land described in Volume 1171, Page 240, Deed Records, Navarro County, Texas, (DRNCT); a called 12.400 acres tract of land described in Volume 1173, Page 284, DRNCT; and all of a called 26.480 acres tract of land described in Volume 1221, Page 176, DRNCT; the three tracts being contiguous and herein described as one tract, and being more particularly described as follows:

BEGINNING at a metal monument marked COE # 1-45 in concrete found for the most westerly corner of this tract and same for the said 10.600 acres tract and being in the southest line of a tract of land conveyed to Tom Bennett by deed recorded in Volume 725, Page 263, DRNCT, and also being in an east line of the Navarro Mills Lake property;

THENCE along the northwest lines of this tract and same for the said 10.600 acres tract as follows: N 59°22'06" E, (Deed - N 60° E, 1594.5 feet, with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6674657.089, Easting = 2523892.518) along a southeasterly line of the Bennett Tract at approximately 255 feet pass the south corner of Lot 71 of the PEYTON PLACE ESTATES, Revised, and recorded in Volume 3, Page 16, Plat Records, Navarro County, Texas, (PRNCT), continuing along the southeast line of Lots 71, and Lots 197 to 200, to a 5/8" steel rod (marked # 1780) found for the approximate east corner of Lot 200 and the south corner of Lot 201; N 58°36'49" E, continuing along the southeast line of Lot 201 to a 5/8" steel rod (marked # 1780) found for the approximate east corner of Lot 201 and the approximate south line of Lot 202; and N 58'54'58" E, along the southeast line of Lots 202 and 203 and Lot 223 at approximately 455 feet pass the east corner of Lot 223 and a southerly corner of Navarro Mills Lake property, continuing along a southeast line of Navarro Mills Lake at approximately 570.76 feet pass a steel tee post found for witness corner, in all, 654.23 to a ½" steel rod set in the northeast line of the pavement of NW CR 3110 (Northwest County Road) for the north corner of this tract and same for the said 10.600 acres tract;

THENCE along NW CR 3110 and along the northeast line of this tract as follows: S 29°14'33" E, (Deed — S 28°21' E, 1378 feet) along the northeast line of the 10.600 acres tract at approximately 227 feet pass the east corner of the 10.600 acres tract and the north corner of the 12.400 acres tract, continuing along the northeast line of the 12.400 acres tract at approximately 723.30 feet pass the east corner of the said 12.400 acres tract and the north corner of the called 26.480 acres tract, continuing along the northeast line of the said 26.480 acres tract, in all, 1373.86 feet to a magnetic nail set for the east corner of this tract and same for the said 26.480 acres tract and being the north corner of an approximate 0.79 acre tract of land referenced in Volume 2009, Page 4809, Real Property Records, Navarro County, Texas, (RPRNCT);

THENCE S 59°34'02" W, (Deed - S 56°52'55" W, 330.19 feet) along a southeast line of the said 26.480 acres tract and same for this tract and along the northwest line of the said 0.79 acre tract at approximately 11.76 feet pass a 1" steel pipe found for witness corner, in all, 330.19 feet to a metal monument marked COE # 1-35 in concrete found for a southerly corner of this tract and same for the said 26.480 acres tract and being the west corner of the 0.79 acre tract and being a corner of the Navarro Mills Lake property;

THENCE along Navarro Mills Lake property lines and along southerly and westerly lines of the 26.480 acres tract as follows: S 59°59'29" W, 150.00 feet (Deed - S 60°45' W. same distance) to a 1/2" steel rod set for corner: S 10°44'36" W. 385.00 feet (Deed - S 11°45' W. same distance) to a metal monument marked COE # 1-37 in concrete found for corner; S 28°54'53" E, 305.08 feet (Deed - S 28° E, 305 feet) to a metal monument marked COE # 1-38 in concrete found for corner; S 70°32'31" W, 168.88 feet (Deed - S 71° W, 170 feet) to a metal monument marked COE # 1-39 in concrete found for corner; N 62°50'07" W, 584.24 feet (Deed - N 61°45' W, 585 feet) to a metal monument marked COE # 1-40 in concrete found for corner; S 32°01'14" W, 187.78 feet (Deed - S 32°15' W, 190 feet) to a metal monument marked COE # 1-41 in concrete found for corner; N 62°20'06" W, 278.07 feet (Deed - N 61° W, 280 feet) to a metal monument marked COE # 1-42 in concrete found for corner; and N 13°31'23" E, 909.59 feet (Deed - N 14°30' E, 910 feet) to a metal monument marked COE # 1-43 in concrete found for corner a northwest corner of the 26.480 acrès tract and a southerly cornér of the called 12.400 acres tract; continuing along a southeast line of the 12.400 acres tract, S 73°04'23" W, 617.76 feet (Deed - S 74° W, 615 feet) to a metal monument marked COE # 1-44 in concrete found for the most westerly corner of the 12.400 acres tract and the most southerly corner of the 10.600 acres tract; continuing along the southwest line of the 10.600 acres tract, N 37°35'25" W, 508.47 feet (Deed — N 37° W, 510 feet) to the POINT OF BEGINNING, and containing approximately

SURVEYORS CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS

OF THE PREMISES SURVEYED AND TO: Microtitle

I hereby certify that in March, 2014, 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 hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or quarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF# N214068YA closing at the title company indicated hereon.) 2. That a 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 an attempt has been made 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. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)
7. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A,

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

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

SURVEY PLAT 49.348 Acres

Date

T. Wright Survey, Abst. 820 Ellis County, Texas

REVISIONS

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Date: **3-12-2014**

Scale:<u>1" = 120</u>"

Drawn: WKD

Job: **214-0089**

of 1 sheets