

FIELD NOTES
10.100 Acres

BEING all that certain lot, tract or parcel of land situated in the W. Boyles Survey, Abstract No. 88, in Navarro County, Texas, and being a part of a called 60,000 acres tract of land conveyed to Ron Nolen and spouse, Phyllis Jane Nolen by deed recorded in Volume 2012, Page 5819, Official Public Records, Navarro County, Texas (OPRNCT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found at the projected intersection of a curve in C.R. N.W. 3210 (A County Road) for the east corner of the Nolen tract, and being the same for this tract, and being the north corner of a called 45.0 acres tract described by deed recorded in Vol. 884, Page 881, Deed Records, Navarro County, Texas (DRNCT), and said point also being the recognized east corner of the W. Boyles Survey A-88, and being in the northwest line of the W.S. Powell Survey, Abstract No. 650, with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, with a beginning co-ordinate of: Northing = 6656199.501, Easting = 2514666.240;

THENCE South 60°00'00" West, (Deed - S 60°00'00" W, 1180.61') along the southeast line of the Nolen tract and this tract, and along the northwest line of said 45.0 acres tract, and along the southeast line of the W. Boyles Survey, A-88, and along the northwest line of the W.S. Powell Survey, A-650, at approximately 27.62 feet passing a 1/2" steel rod found in the southwest line of C.R. N.W. 3210, and continuing a total distance of 1180.61 feet to a 1/2" steel rod set in the southeast line of the Nolen tract for the south corner of this tract;

THENCE North 04°50'50" East, 455.87 feet entering the Nolen tract along a west line of this tract to a 1/2" steel rod set for a northwest corner of this tract;

THENCE North 53°23'12" East along the northwest line of this tract, at approximately 887.40 feet passing a 1/2" steel rod set in the southwest line of C.R. N.W. 3210, and continuing a total distance of 917.54 feet to a magnetic nail set in the centerline of C.R. N.W. 3210, and in the northeast line of the Nolen tract for the north corner of this tract;

THENCE South 31°02'20" East, 479.87 feet (Deed - Same bearing and distance) along the northeast line of the Nolen tract and this tract, with the centerline of C.R. N.W. 3210, and along the northeast line of the W. Boyles Survey, A-88, to the POINT OF BEGINNING and containing approximately 10.100 acres of land.

SURVEYORS DECLARATION:

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: Trinity Abstract and Title Company

I hereby declare that in March, 2003, 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 declare to the following conditions:

1. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Map # 48139C0190 D.
2. 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.
3. Information in parenthesis are from public records (Deed calls).
4. Bearing sources are as per record plat or field notes description.
5. This survey was prepared in conjunction with Trinity Abstract and Title Company Commitment for Title Insurance, G.F. No. 59601P, dated March 25, 2003. 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:

6. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 4 Survey.

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

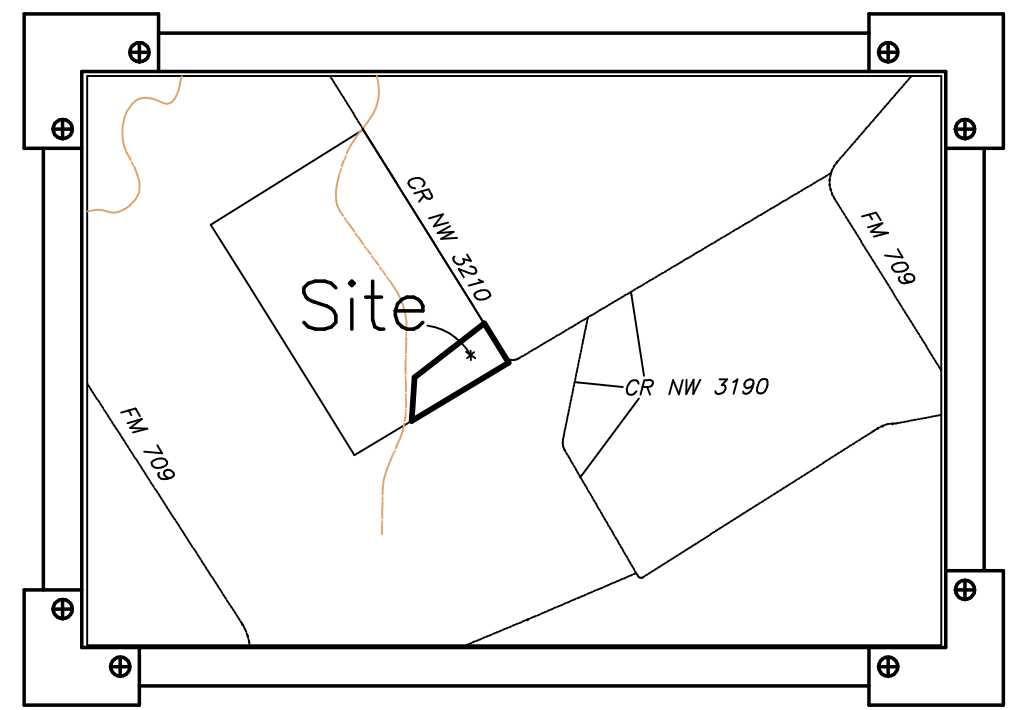
REVISIONS	BY

DAVIS & MCDILL, Inc.

(A Texas licensed surveying firm # 101504-00)
CONSULTING ENGINEERS - LAND SURVEYORS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-958-1185 FAX: 972-957-0307

D&M
ENGINEERS SURVEYORS

THIS SURVEY IS VALID
ONLY WITH ORIGINAL
SIGNATURE IN RED INK



LOCATION MAP SCALE : 1" = 2000'

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 Esmnt
- T/R - Telephone Riser

LEGEND

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

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

Date: 9-1-2015
Scale: 1" = 100'
Drawn: wkd
Job: 215-0389
Sheet 1
of 1 sheets.