

FIELD NOTES

20.72 ACRES OF LAND  
PART OF THE HIGH TRACT

J. SMITH SURVEY A-771  
P. HOWARD SURVEY A-352

TRACT 1  
NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land in the J. Smith Survey Abstract No. 771 Navarro County, Texas and in the P. Howard Survey Abstract No. 352 being part of a called 240 acre Third Tract as described in Deed to W. R. High, recorded in Volume 351, Page 121 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point in the approximate centerline of Farm to Market Road No. 55 (80' R.O.W. easement per Vol. 462, Pg. 165) for the westerly corner of this tract, in the southwesterly line of the said High tract and the southerly corner of a called 0.1248 of an acre tract of land as described in Deed to the City of Blooming Grove recorded in Volume 882, Page 769 of the Deed Records of Navarro County, Texas from which a PK Nail found at the westerly corner of the said High tract bears N 13° 47' 48" W, 87.96 feet and a 4" chain link fence corner post bears N 59° 35' 49" E, 44.48 feet;

THENCE, with the said City of Blooming Grove tract as follows: N 59° 35' 49" E, 116.74 feet to a 1/2" iron rod set (red cap "Shallow Creek") and N 12° 56' 17" W, 86.08 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the northerly corner of the said City of Blooming Grove tract and in the southeasterly line of a called 103.94 acre tract of land as described in Deed to Jonathan James Southard recorded as Document No. 2018 1700 of the Deed Records of Navarro County, Texas;

THENCE, N 60° 39' 45" E, along the common line of the said High tract and the said Southard tract 1471.55 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northerly corner of this tract from which 5/8" iron rod found bears N 60° 39' 45" E, 387.46 feet;

THENCE, through the said High tract as follows: S 30° 00' 00" E, 537.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") and S 60° 00' 00" W, 1750.28 feet to a point in said Farm to Market Road No. 55 for the southerly corner of this tract and in the southwesterly line of the said High tract from which a 1/2" iron rod set (red cap "Shallow Creek") bears N 60° 00' 00" E, 41.65 feet;

THENCE, N 13° 47' 48" W, along the approximate centerline of Farm to Market Road No. 55 490.38 feet to the POINT OF BEGINNING and CONTAINING 20.72 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per Vol. 351, Pg. 121

SURVEYOR'S CERTIFICATE

Date: May 18, 2018  
To: Daniel High

I, Eric Sterling Samford, Registered Professional Land Surveyor No. 5885, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Eric Sterling Samford, RPLS No. 5885  
W.O. 18-0055

