

2014-00000956

(CALL N66°18'33"E 402.95')
N66°22'54"E
403.99'

BEPC 623/123

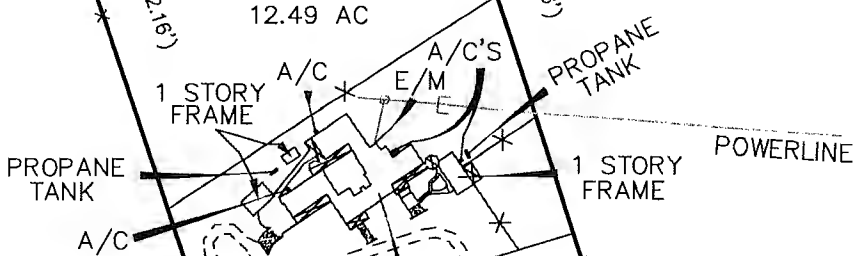


(CALL N118°35'53"N 1402.16')
N118°35'53"N
1402.88'

(CALL S17°55'50"E 1390.52')
S17°55'50"E
1390.52'

2015-00005925

12.49 AC



2014-00000956

BLANKET EASEMENTS:
NCEC 1540/398
NCEC 1452/217

THE FOLLOWING EASEMENTS
DO NOT AFFECT:
NMWSC 788/299
SPPLC 1501/453
ARCOPLC 1162/292

(RECORD FOR L.O.D.C.)

NMWSC 1450/313
W/M

P.O.B.

TEL.
F.M. 744
S60°01'21"W
394.34'

○ = 1/2" FIR UNLESS OTHERWISE NOTED

SCALE: 1" = 200'
COUNTY: NAVARRO
ACREAGE: 12.49 AC.
SURVEY: J. MCDANIEL A-520
DESCRIPTION: VOL. 1398, PG. 166
SURVEYED FOR: JOHN BENO, JENNIFER MARCOTTE

LEGEND	
I.C.V.	= IRRIGATION CONTROL VALVE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
W/M	= WATER METER
W/V	= WATER VALVE
FIR	= FOUND IRON ROD
SIR	= SET IRON ROD
TEL.	= TELEPHONE
A/C	= AIR CONDITIONER
— X —	= FENCE
— E —	= POWERLINE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify to Fidelity National Insurance Company and Micro Title Navarro County, LLC, that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision. To the best of my knowledge and belief, the plat shows all improvements, visible intrusions, encroachments, rights-of-way and easements, as well as these and other matters of record listed in Schedule B of the Commitment for Title referenced above. The survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category IV, Condition IV, Survey. This the 12th day of March, 2018.

HEARN SURVEYING ASSOCIATES

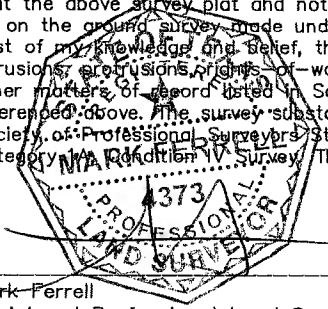
FIRM NUMBER: 10019900

108 W TYLER ST
ATHENS, TX 75751-2045
(903) 675-2858

800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373



FIELD NOTES

CAMPBELL TRACT
12.49 ACRES

JOHN MCDANIEL SURVEY
ABSTRACT 520

NAVARRO COUNTY

All of that certain lot, tract, or parcel of land situated in the John McDaniel Survey, Abstract No. 520, Navarro County, Texas, and being the residue of a certain tract described deed recorded in Volume 1398, Page 166 of the Navarro County Deed Records, Navarro County, Texas, and being more fully described by metes and bounds as follows.

BEGINNING on a found 1/2" iron southwest corner of this tract in the north R.O.W. of F.M. 744, and being a southeast corner of a called 566.33 acre tract described by deed recorded in Instrument No. 2014-00000956;

THENCE N18°35'53"W 1402.88 feet with the line of directional control to a found 1/2" iron rod for the northwest corner of this tract and being an ell corner of said 566.33 acre tract;

THENCE N66°22'54"E 403.99 feet to a found 1/2" iron rod for the northeast corner of this tract and being the northwest corner of a 24.01 acre tract described by deed recorded in Instrument No. 2015-00005925;

THENCE S17°55'50" 1360.52 feet to a found 1/2" iron rod for the southeast corner of this tract located in said north R.O.W and being the southwest corner of said 24.01 acre tract;

THENCE S60°01'21"W 394.34 along said R.O.W. to the point of beginning and containing 12.49 acres of land.

SURVEYOR'S CERTIFICATE

I, MARK FERRELL, REGISTERED PROFESSIONAL LAND SURVEYOR 4373, DO HEREBY CERTIFY THAT I DIRECTED AN ON THE GROUND SURVEY OF THE PROPERTY DESCRIBED ABOVE AND PREPARED THE ABOVE FIELD NOTES DESCRIBING THE BOUNDARIES OF SAME JUST AS THEY WERE FOUND AND SURVEYED UPON THE GROUND.

WITNESS MY HAND AND SEAL, THIS THE 12th DAY OF March, 2018.



REGISTERED PROFESSIONAL LAND SURVEYOR

NUMBER 4373

FIRM NO. 100019900