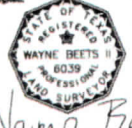


LINE	BEARING	DISTANCE
L1	N40°03'42"E	445.66
L2	N52°44'23"E	31.80
L3	S33°44'50"W	270.26
L4	S28°12'19"W	242.81
L5	S07°17'05"W	176.91
L6	S55°03'00"W	205.38
L7	S78°00'43"W	127.11
L8	S42°29'58"W	48.02
L9	S35°17'03"W	213.44
L10	N29°42'08"E	384.56
L11	N52°53'05"E	284.58

I, Wayne Beets II RPLS No. 6039, do hereby certify that this Survey shows herein to be a correct and accurate representation of the property lines, and dimensions are as indicated. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall be the responsibility of the user.



BY Wayne Beets
 WAYNE BEETS II
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS No. 6039
 DATE: 10-10-2022

LEGAL DESCRIPTION
 Being a 99.889 acre tract or parcel of land situated in the Robert Finney Survey, Abstract No. 264, Navarro County, Texas, and being all of that certain 100.00 acre tract of land conveyed to John H. Potts, recorded in Document No. 2019-4776, Official Public Records of Navarro County, Texas, and being more particularly described as follows:

BEGINNING of a 1/2" iron rod found on the South margin of County Road No. 394010, at the Northeast corner of said 100.00 acre tract, and the Northeast corner of that certain 4.00 acre tract of land conveyed to Christine Reyes Reyes and Melissa Ramirez-Carrasco, recorded in Document No. 2021-8453, Official Public Records of Navarro County, Texas;

THENCE with the South margin of County Road No. 394010, with the North line of said 100.00 acre tract as follows:
 North 49 Degrees 03 Minutes 45 Seconds East, a distance of 445.66 feet to a point on
 North 34 Degrees 44 Minutes 23 Seconds East, a distance of 31.80 feet to a 1/2" iron rod found for the most Northern Northeast corner of said 100.00 acre tract and the Northeast corner of that certain 3.184 acre tract of land conveyed to John H. Potts, recorded in Document No. 2020-3563, Official Public Records of Navarro County, Texas;

THENCE South 33 Degrees 34 Minutes 30 Seconds East, along a fence, with an East line of said 100.00 acre tract, and with the West line of said 3.184 acre tract, a distance of 270.26 feet to a 1/2" iron rod found for an interior oil corner of said 100.00 acre tract and the Southeast corner of said 3.184 acre tract;

THENCE North 34 Degrees 18 Minutes 19 Seconds East, with a North line of said 100.00 acre tract and with the South line of said 3.184 acre tract, passing a 1/2" iron rod found (SHALLOW CREEK) for the Southeast corner of said 3.184 acre tract, continuing on with said North line, a distance of 481.32 feet to a point for the most Northern Northeast corner of said 100.00 acre tract and a Northeast corner of that certain 315.69 acre tract, conveyed to ECT ROR LLC, recorded in Document No. 2022-2485, Official Public Records of Navarro County, Texas;

THENCE along a fence, with the common line of said 100.00 acre tract and said 315.69 acre tract as follows:
 South 31 Degrees 25 Minutes 28 Seconds East, a distance of 1,795.85 feet to a 1/2" iron rod found,
 North 58 Degrees 58 Minutes 07 Seconds East, a distance of 381.77 feet to a 1/2" iron rod found,
 South 30 Degrees 56 Minutes 58 Seconds East, a distance of 1,199.86 feet to a point for corner,
 North 83 Degrees 02 Minutes 17 Seconds West, a distance of 242.81 feet to a 1/2" iron rod found,
 South 11 Degrees 18 Minutes 18 Seconds East, a distance of 481.92 feet to a 1/2" iron rod found,
 South 01 Degree 15 Minutes 48 Seconds West, a distance of 481.17 feet to a 1/2" iron rod found,
 South 07 Degree 05 Minutes 48 Seconds West, a distance of 173.92 feet to a 1/2" iron rod found,
 North 27 Degree 05 Minutes 48 Seconds West, a distance of 200.28 feet to a 1/2" iron rod found,
 North 15 Degree 07 Minutes 08 Seconds West, a distance of 448.68 feet to a 1/2" iron rod found,
 South 76 Degree 00 Minutes 45 Seconds West, a distance of 127.11 feet to a 1/2" iron rod found,
 South 58 Degree 04 Minutes 45 Seconds West, a distance of 488.58 feet to a 1/2" iron rod found,
 South 42 Degree 29 Minutes 58 Seconds West, a distance of 48.02 feet to a 1/2" iron rod found, and
 South 30 Degree 15 Minutes 03 Seconds West, a distance of 212.44 feet to a 1/2" iron rod found, of the most Westerly Southeast corner of said 100.00 and the most Westerly Northeast corner of said 315.69 acre tract;

THENCE North 29 Degree 42 Minutes 06 Seconds West, with a West line of said 100.00 acre tract, over and across that certain 25.02 acre tract of land, described as Tract Three and conveyed to Lyle Lam, recorded in Document No. 2021-7121, Official Public Records of Navarro County, Texas, and over and across that certain 4.24 acre tract of land, described as Tract One and conveyed to Lyle Lam, recorded in Document No. 2021-7121, Official Public Records of Navarro County, Texas, a distance of 364.58 feet to a Sucker rod found for a Northeast corner of said 100.00 acre tract, the Northeast corner of said 4.24 acre tract, and to the South line of that certain 16.86 acre tract of land conveyed to Elva Zuniga-Perez and Martha Perez-Ramirez, recorded in Document No. 2021-182, Official Public Records of Navarro County, Texas;

THENCE North 58 Degree 53 Minutes 05 Seconds East, along a fence, with a North line of said 100.00 acre tract, and with a South line of said 16.86 acre tract, a distance of 284.58 feet to a 1/2" iron rod found for an interior oil corner of said 100.00 acre tract and the Southeast corner of said 16.86 acre tract;

THENCE North 50 Degree 29 Minutes 50 Seconds West, along a fence, with a West line of said 100.00 acre tract, and with the West line of said 16.86 acre tract, passing a distance of 827.84 feet a 1/2" iron rod found (BYLINE) for a Northeast corner of said 16.86 acre tract and the Southeast corner of that certain 14.01 acre tract of land conveyed to Oscar Espinoza Cruz and Maria Castillo, recorded in Document No. 2021-1320, Official Public Records of Navarro County, Texas, continuing on with said common line, passing a distance of 1,868.08 feet a 1/2" iron rod found (BYLINE) for a Northeast corner of said 14.01 acre tract and the Southeast corner of said 4.00 acre tract, continuing on with said common line, a total distance of 2,721.88 feet to the POINT OF BEGINNING and CONTAINING 99.889 acres of land, of which 0.029 acres lie in conflict with the Lyle Lam tracts.

TRACT TWO CALLED 4.24 ACRES
 LYLE LAM
 DOC. NO. 2021-7121
 O.P.R.N.C.T.

0.029 ACRES LIES IN CONFLICT WITH THE LYLE LAW TRACTS

TRACT THREE CALLED 25.02 ACRES
 LYLE LAM
 DOC. NO. 2021-7121
 O.P.R.N.C.T.

CALLED 315.69 ACRES
 ECT ROR LLC
 DOC. NO. 2022-2485
 O.P.R.N.C.T.

CALLED 16.86 ACRES
 ELVA ZUNIGA-PEREZ & MARTHA PEREZ-RAMIREZ
 DOC. NO. 2021-182
 O.P.R.N.C.T.

99.000 ACRES
 OF WHICH 0.029 ACRES
 LIES IN CONFLICT
 WITH LYLE LAW TRACTS

CALLED 100.00 ACRES
 JOHN H. POTTS
 DOC. NO. 2019-4776
 O.P.R.N.C.T.

CALLED 315.69 ACRES
 ECT ROR LLC
 DOC. NO. 2022-2485
 O.P.R.N.C.T.



- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 2) CALL BEARINGS AND DISTANCES ARE PER RECORDED DEED UNLESS OTHERWISE SPECIFIED.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 5) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION.
 - 6) PIPELINE SHOWN HEREON IS APPROXIMATE IN LOCATION AND DERIVED FROM ABOVE GROUND EVIDENCE IN CONJUNCTION WITH THE TEXAS RAILROAD COMMISSION GIS SITE.
 - 7) IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINING OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

1" = 200'

PREPARED BY:
ROCKIN B

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 903-288-6810
 JOB NO: W2022-253