

LEGEND

○ ON CONTROLLING MONUMENT	○ SHIP - OVERHEAD TELEPHONE
○ 1/2" IRON ROD FOUND	○ SHIP - OVERHEAD TELEPHONE
○ 1/2" IRON ROD SET (ROCKIN B)	○ SHIP - OVERHEAD TELEPHONE
○ POINT FOR CORNER	○ SHIP - OVERHEAD TELEPHONE
○ 1/2" IRON PIPE FOUND	○ SHIP - OVERHEAD TELEPHONE
○ POWER POLE	○ SHIP - OVERHEAD TELEPHONE
○ WATER METER	○ SHIP - OVERHEAD TELEPHONE
○ CONCRETE R.O.M. MON	○ SHIP - OVERHEAD TELEPHONE
○ ROD NAIL FOUND	○ SHIP - OVERHEAD TELEPHONE
○ 1 1/2" IRON MONUMENT	○ SHIP - OVERHEAD TELEPHONE
○ GAS METER	○ SHIP - OVERHEAD TELEPHONE
○ WATER VALVE	○ SHIP - OVERHEAD TELEPHONE

Know what's below. Call before you dig.

TRACT ONE - LEGAL DESCRIPTION

Being a 9.689 acre tract or parcel of land situated in the Hiram M. Estes Survey, Abstract No. 250, Navarro County, Texas, being part of that certain called 65.79 acre tract of land conveyed to Bobby Bland et ux, recorded in Document No. 2019-8616, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found (BRUCE), at or near a fence corner, at an interior ell corner of the said 65.79 acre tract, and at a Southeast corner of a certain called 54 acre tract conveyed to Nuane N. Neely & Joseph R. McCulloch, recorded in Document No. 2010-6968, Official Public Records of Navarro County, Texas;

THENCE North 29 Degrees 35 Minutes 11 Seconds West, along a fence, with an East line of said 54 acre tract, and with a West line of said 65.79 acre tract a distance of 430.87 feet to a 1/2" iron rod found, at the interior ell corner of said 54 acre tract and at a Northwest corner of said 65.79 acre tract;

THENCE North 59 Degrees 42 Minutes 54 Seconds East, along a fence, with a North line of said 65.79 acre tract, and with a South line of said 54 acre tract, a distance of 353.56 feet to a 1/2" iron rod found, at a Southeast corner of said 54 acre tract, at a North east corner of said 65.79 acre tract, and on the West line of a certain called 1.82 acre tract conveyed to Amber Lynn Garcia, recorded in Document No. 2022-7518, Official Public Records of Navarro County, Texas;

THENCE South 30 Degrees 28 Minutes 13 Seconds East, along a fence, with the West line of said 1.82 acre tract, and with an East line of said 65.79 acre tract a distance of 25.32 feet to a 1/2" iron rod found, at the Southwest corner of said 1.82 acre tract and at an interior ell corner of said 65.79 acre tract;

THENCE North 58 Degrees 30 Minutes 11 Seconds East, along a fence, with the South line of said 1.82 acre tract and with a North line of said 65.79 acre tract, passing the Southeast corner of said 1.82 acre tract and the Southwest corner of the residue of a 4.662 acre tract conveyed to Bobby Bland et ux, recorded in Document No. 2014-2958, Official Public Records Navarro County, Texas, and continuing on with same common line a distance of 632.12 feet to a point for corner, on the West margin of Farm Road 667 and on an East line of said 65.79 acre tract, from which a 2" iron pipe found bears, South 58 Degrees 30 Minutes 11 Seconds West, a distance of 0.69 feet; THENCE with an East line of said 65.79 acre tract, with the West margin of Farm Road 667, and with a curve turning to the right, having an arc length of 328.15 feet, with a radius of 1860.75 feet, with a chord bearing of South 37 Degrees 05 Minutes 23 Seconds East, and with a chord length of 327.73 feet, to a concrete monument found;

THENCE South 32 Degrees 06 Minutes 51 Seconds East, with the West margin of Farm Road 667 and with an East line of said 65.79 acre tract, a distance of 86.54 feet to a 1/2" iron rod set (ROCKIN B), at the Southeast corner of this 9.689 acre tract and at the Northeast corner of a 55.997 acre tract, surveyed this same day;

THENCE South 59 Degrees 19 Minutes 42 Seconds West, over and across said 65.79 acre tract and with a North line of said 55.997 acre tract, a distance of 1032.48 feet to the point of beginning, and CONTAINING 9.689 Acres of Land.

TRACT TWO - LEGAL DESCRIPTION

Being a 55.997 acre tract or parcel of land situated in the Hiram M. Estes Survey, Abstract No. 250 and in the Thomas Wright Survey, Abstract No. 820, Navarro County, Texas, being part of that certain called 65.79 acre tract of land conveyed to Bobby Bland et ux, recorded in Document No. 2019-8616, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found, at or near a fence corner, at an interior ell corner of the said 65.79 acre tract, and at a Southeast corner of a certain called 54 acre tract conveyed to Nuane N. Neely & Joseph R. McCulloch, recorded in Document No. 2010-6968, Official Public Records of Navarro County, Texas;

THENCE North 59 Degrees 19 Minutes 42 Seconds East, over and across said 65.79 acre tract and with the South line of a 9.689 acre tract, surveyed this same day, a distance of 1032.48 feet to a 1/2" iron rod set (ROCKIN B), on the West margin of Farm Road 667, at the Northeast corner of this 55.997 acre tract, and at the Southeast corner of said 9.689 acre tract;

THENCE South 32 Degrees 06 Minutes 51 Seconds East, with the West margin of Farm Road 667 and with an East line of said 65.79 acre tract, a distance of 127.11 feet to a point for corner, at a Southeast corner of said 65.79 acre tract, at the Northeast corner of a certain called 1.84 acre tract conveyed to Mardin Abraham Kemus et ux, recorded in Document No. 2023-4618 Official Public Records Navarro County, Texas, from which a 1/2" iron rod found (BRUCE), bears South 58 Degrees 09 Minutes 15 Seconds West, 0.24 feet;

THENCE South 58 Degrees 09 Minutes 15 Seconds West, along a fence, with a South line of said 65.79 acre tract, and with the North line of said 1.84 acre tract, a distance of 400.59 feet to a 4" pipe fence post, at the Northwest corner of said 1.84 acre tract and at an interior ell corner of said 65.79 acre tract;

THENCE South 32 Degrees 16 Minutes 58 Seconds East, with the West line of said 1.84 acre tract and with an East line of said 65.79 acre tract, a distance of 200.00 feet to a 1/2" iron rod set (ROCKIN B), at the Southwest corner of said 1.84 acre tract, at a Southeast corner of said 65.79 acre tract, and on the North line of a certain called 4.005 acre tract of land conveyed to Noe Duque Vazquez et ux, recorded in Document No. 2023-11866, Official Public Records Navarro County, Texas;

THENCE South 58 Degrees 09 Minutes 15 Seconds West, along a fence, with the North line of said 4.005 acre tract, and with a South line of said 65.79 acre tract, a distance of 436.13 feet to a 1/2" iron pipe found, at the Northwest corner of said 4.005 acre tract and at an interior ell corner of said 65.79 acre tract;

THENCE South 30 Degrees 07 Minutes 07 Seconds East, along a fence, with an East line of said 65.79 acre tract, with the West line of said 4.005 acre tract, with the West line of a certain called 5.010 acre tract of land conveyed to David Bownds & Lisa Bownds, recorded in Document No. 2013-2506, Official Public Records Navarro County, Texas, with the West line of a certain called 5.034 acre tract of land conveyed to Janet Darlene Havlik, recorded in Volume 1057, Page 131, Deed Records Navarro County, Texas, and with the West line of a certain called 5.041 acre tract of land conveyed to James D. Marcum & Judy E. Marcum, recorded in Volume 1495, Page 241, Deed Records Navarro County, Texas, a distance of 807.09 feet to a 1" iron pipe found, at a Southeast of said 65.79 acre tract and at a Northeast corner of a certain called 56.95 acre tract of land conveyed to Lisa Blakemore, recorded in Document No. 2018-3010, Official Public Records Navarro County, Texas;

THENCE South 55 Degrees 49 Minutes 10 Seconds West, along a fence, with a South line of said 65.79 acre tract, and with a North line of said 56.95 acre tract a distance of 1442.19 feet to a 1/2" iron pipe found at a Southwest corner of said 65.79 acre tract, at the Northwest corner of said 56.95 acre tract, and on the East line of a certain called 63.54 acre tract of land conveyed to Bobby R. Philpot & Patricia A. Philpot, recorded in Volume 1503, Page 232, Deed Records Navarro County, Texas;

THENCE North 31 Degrees 26 Minutes 59 Seconds West, along a fence, with a West line of said 65.79 acre tract, and with the East line of said 63.54 acre tract, a distance of 864.60 feet to a 1/2" iron pipe found, at an interior ell corner of said 65.79 acre tract and at the Northeast corner of said 63.54 acre tract;

THENCE South 58 Degrees 31 Minutes 27 Seconds West, along a fence, with a South line of said 65.79 acre tract, and with the North line of said 63.54 acre tract, passing at a distance of 1,442.62 feet, a 4" iron pipe found, on the East margin of NW County Road 3110, continuing on a total distance of 1459.98 feet to a point for corner, in NW County Road 3110, at Southwest corner of said 65.79 acre tract, and at the Northwest corner of said 63.54 acre tract;

THENCE North 30 Degrees 57 Minutes 24 Seconds West, along and within NW County Road 3110 and with a West line of said 65.79 acre tract, a distance of 352.35 feet to a point for corner, in NW County Road 3110, at a Northwest corner of said 65.79 acre tract, and at the Southwest corner of said 54 acre tract;

THENCE North 58 Degrees 25 Minutes 11 Seconds East, generally along a fence, with a North line of said 65.79 acre tract and with a South line of said 54 acre tract, a distance of 2716.17 feet to the point of beginning, and CONTAINING 55.997 Acres of Land.

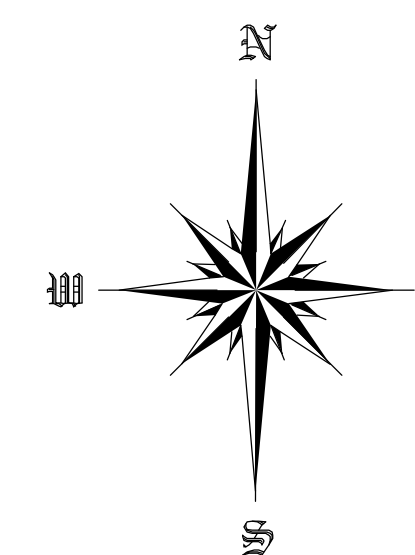
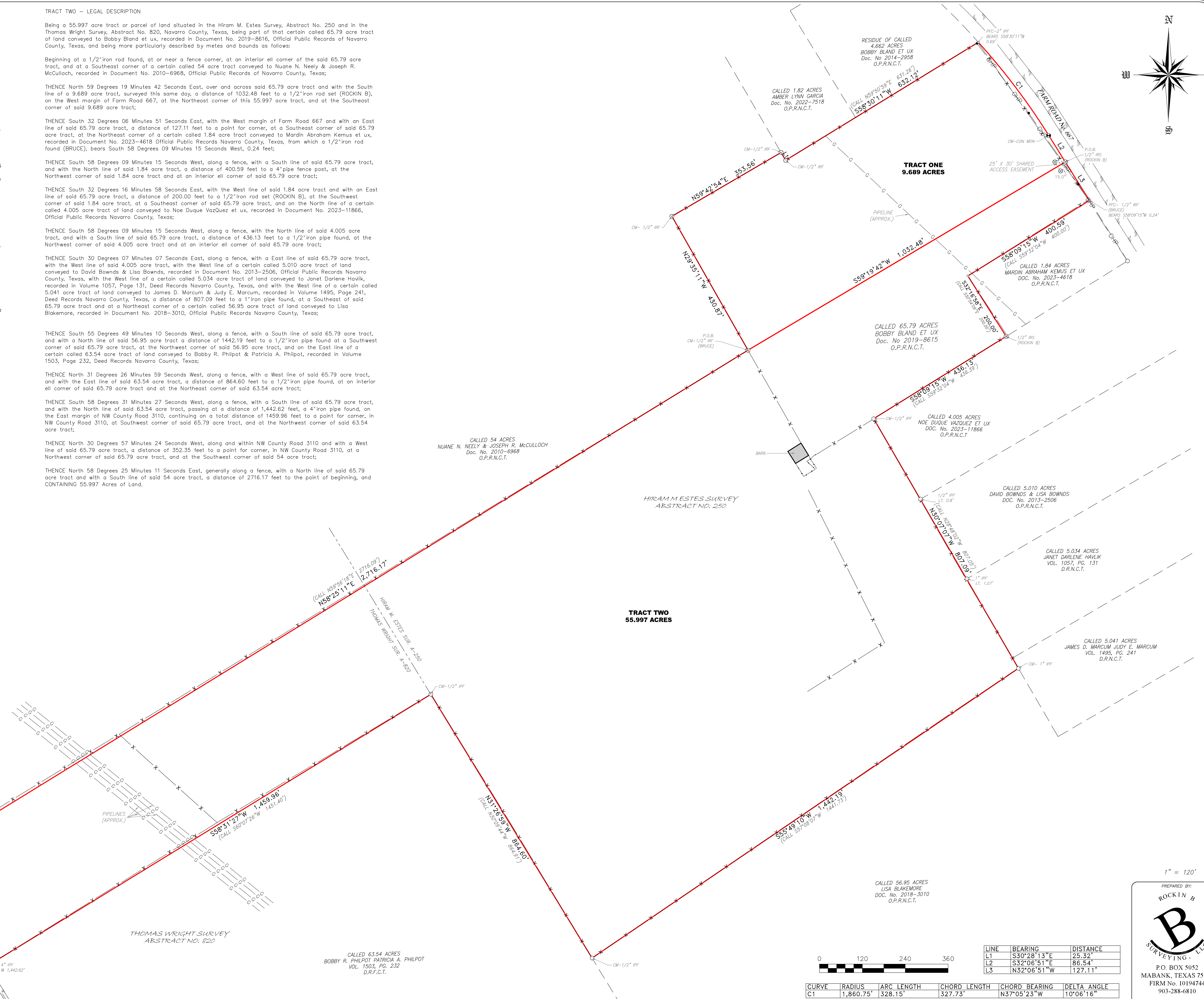
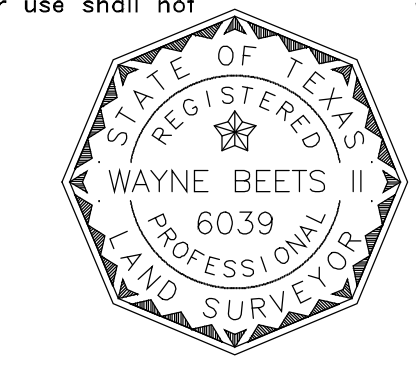
SURVEYOR'S NOTES:

- 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) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 4) PIPELINE SHOWN HEREON IS APPROXIMATE IN LOCATION AND DERIVED FROM ABOVE GROUND EVIDENCE IN CONJUNCTION WITH THE TEXAS RAILROAD COMMISSION GIS SITE.
- 5) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
- 6) THE SCALE ON THIS SURVEY IS SET TO A NORMALIZED SCALE DUE TO THE SHAPE OF THIS PROPERTY. IF A REPRODUCTION IS REQUIRED PLEASE CONTACT MY OFFICE.

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is 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 not be the responsibility of the undersigned.

DATE: 09-18-2024

BY: *Wayne Beets*
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6039



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,860.75'	328.15'	327.73'	N37°05'23"W	10°06'16"

LINE	BEARING	DISTANCE
L1	S30°28'13"E	25.32'
L2	S32°08'51"E	86.54'
L3	N32°06'51"W	127.11'

1" = 120'

PREPARED BY:
ROCKIN B
B
SURVEYING, LLC

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FIRM No. 10194744
903-288-6810
JOB NO: 2024-389