

MARK THOMAS  
1250 / 236

CAROLON MOORE  
2008 / 3947

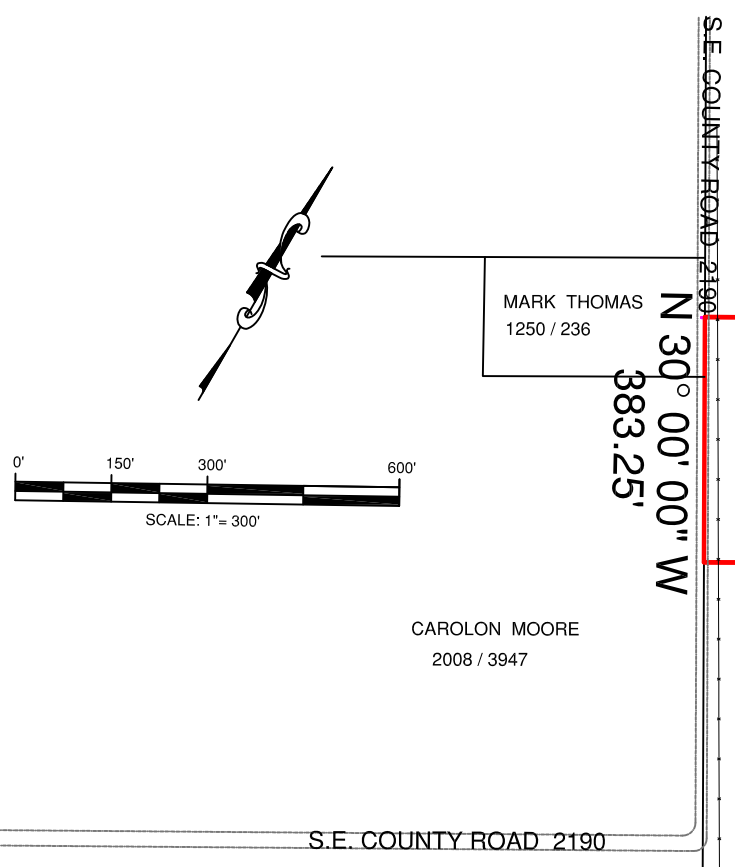
CARENINA VON HELLBORN  
2019 / 2002

**Surveyor's Certification:**

I do certify on this 20th day of January, 2022, to MicroTitle Navarro County LLC, Heather Marie Rogers, Fidelity National Title Insurance Company and City National Bank, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition IV Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Insurance Company, with an effective date of March 11, 2021, issued date of March 18, 2022, GF No. N2210129YA, affecting the subject property. Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

Note: Original survey calls out to be 57.307 Acres, actual acreage as measured in field yields 57.03 Acres.

KELLY TRULL  
2019 / 5220



N 60° 05' 13" E 2841.56'

25.0 ACRES

S 60° 05' 13" W 2841.56'

REMAINDER  
32.03 ACRES  
HEATHER MARIE ROGERS  
2021 / 2657

N 89° 58' 20" E 70.00'

S 30° 00' 00" E  
1290 / 81  
MARGARET THOMAS

**S.E. C.R. 2190  
CITY OF MILDRED, TX  
NAVARRO COUNTY, TEXAS**  
GF#: N2210129YA  
REYES JOB #:22-1-20  
HEATHER M. ROGERS  
TECH: RDR  
DATE: 1/20/2022

**RAUL REYES SURVEYING  
209 LAKEHURST DRIVE  
WYLIE, TEXAS 75098  
214-478-7879  
SOLE PROPRIETOR**



THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.

**METES AND BOUNDS DESCRIPTION:**

BEING A 25.0 ACRE TRACT OF LAND SITUATED IN THE T.R. EDMONSON SURVEY, ABSTRACT NO. 259, NAVARRO COUNTY, TEXAS, AND BEING A PART OF A CALLED 57.307 ACRE TRACT (ACTUAL 57.03 AC) CONVEYED TO HEATHER MARIE ROGERS AS RECORDED IN VOLUME 2021, PAGE 2657, DEED RECORDS NAVARRO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE APPROXIMATE CENTERLINE OF SOUTHEAST COUNTY ROAD 2190 FROM WHICH A FOUND 1/2 INCH IRON PIPE BEARS NORTH 60 DEGREES 05 MINUTES 13 SECONDS EAST, 20.0 FEET FOR REFERENCE, SAID POINT ALSO BEING THE SOUTH EASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CARENINA VON HELLBORN, AS RECORDED IN VOLUME 2019, PAGE 2002, OF SAID DEED RECORDS;

THENCE NORTH 60 DEGREES 05 MINUTES 13 SECONDS EAST (CALLED N 59 DEG 43 MIN EAST) DEPARTING SAID CENTERLINE AND GENERALLY FOLLOWING A FENCE LINE, A DISTANCE OF 2841.56 FEET TO THE BASE OF A FENCE CORNER POST FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED 25.0 ACRE TRACT SAID CORNER ALSO BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO KELLY TRULL AS RECORDED IN VOLUME 2019, PAGE 5220 OF SAID DEED RECORDS, COMMON WITH A SOUTHERLY LINE OF THAT CERTAIN TRACT OF AND AS DESCRIBED IN A DEED TO MARGARET M. THOMAS AS RECORDED IN IN VOLUME 1290, PAGE 81 OF SAID DEED RECORDS;

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, AND GENERALLY FOLLOWING A FENCE LINE, BEING THE NORTHERLY LINE OF THIS TRACT COMMON WITH THE SOUTHERLY LINE OF SAID MARGARET M. THOMAS TRACT, A DISTANCE OF 383.25 FEET TO A SET 3/8 INCH IRON ROD IN SAID FENCE LINE FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED 25.0 ACRE TRACT;

THENCE SOUTH 60 DEGREES 05 MINUTES 13 SECONDS EAST DEPARTING SAID COMMON LINE A DISTANCE OF 2841.56 FEET TO A SET P.K. NAIL IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED 25.0 ACRE TRACT;

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID COUNTY ROAD A DISTANCE OF 383.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,089,000 SQUARE FEET OR 25.00 ACRES OF LAND.