

LEGAL DESCRIPTION

BEING all that parcel of land located in Navarro County, Texas, being a part of the CB Emmons Survey, Abstract No. 256, being a part of that called Tract One, a 25 acre tract of land described in deed to Roland L. Christian and wife, Denise L. Christian, recorded in Instrument Number 583 (2010), Deed Records Navarro County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with a cap stamped "3B Land Surveying" set at the northeast corner of said Tract One, said point being at the northwest corner of that called Lakin Tract, a 135.15 acre tract of land described in deed to Roland L. Christian and wife, Denise L. Christian recorded in Instrument Number 10344 (2006), Deed Records Navarro County, Texas, and said point being in the approximate centerline of that called Easement and Access Agreement recorded in Instrument Number 6642 (2009), Deed Records Navarro County, Texas, to which a one-half inch iron rod with cap stamped "3B Land Surveying" set for witness, bears South 58 degrees 18 minutes 11 seconds West, at 16.00 feet;

THENCE along the east line of said Tract One, along the west line of said Lakin Tract, and along the approximate centerline of said Easement and Access Agreement as follows:  
 South 08 degrees 48 minutes 27 seconds East, 27.83 to a one-half inch iron rod with cap stamped "3B Land Surveying" set for corner;

South 03 degrees 58 minutes 52 seconds West, 578.52 feet to a one-half inch iron rod with cap stamped "3B Land Surveying" set at the northeast corner of that called 8.17 acre tract of land described in deed to Randi Rudd and Earl Cody Rudd recorded in Instrument Number 4659 (2015), Deed Records Navarro County, Texas, to which a one-half inch iron rod found, for witness, bears South 69 degrees 47 minutes 01 seconds West, at 24.90 feet;

THENCE South 69 degrees 47 minutes 01 seconds West, 1,039.05 feet to a one-half inch iron rod found at the northwest corner of said 8.17 acre tract of land and said point being in the west line of said Tract One;

THENCE North 07 degrees 55 minutes 56 seconds East, 374.93 feet to a one-half inch iron with cap stamped "3B Land Surveying" set at the northwest corner of said Tract One and said point being in the east line of that called 96.27 acre tract of land described in deed to Aubrey Gardner recorded in Volume 1329, Page 74, Deed Records Navarro County, Texas;

THENCE North 58 degrees 18 minutes 11 seconds East, 1,127.37 feet along the north line of said Tract One to the POINT OF BEGINNING and containing 452,875 square feet or 10.397 acres of land.

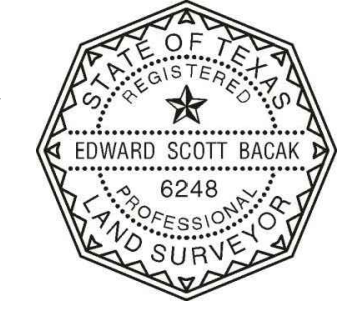
Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SURVEY CERTIFICATION

To: Roland L. Christian, Denise L. Christian, Chad D. Reynolds and Koti Reynolds, and Old Republic National Insurance Company

I hereby certify that this plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of July, 2019.

Edward Scott Bacak, R.P.L.S. No. 6248



EASEMENT NOTES:

Reference: Old Republic National Title Insurance Company's Commitment for Title Insurance dated July 9, 2019 and issued July 19, 2019 under Commitment GP No. 199002270.

Schedule B:

Item 10a. Easement to Lone Star Gas Company recorded in Volume 372, Page 279, Deed Records Navarro County, Texas is blanket in nature and does affect the subject tract as shown hereon.

Item 10b. 50' wide Easement to Sterling Hydrocarbon, Inc. recorded in Volume 959, Page 649, Deed Records Navarro County, Texas is blanket in nature and does affect the subject tract.

Item 10c. 20' wide Easement to Navarro County Electric Cooperative, Inc. recorded in Volume 1470, Page 865, Deed Records Navarro County, Texas is blanket in nature and does affect the subject tract.

Item 10d. Easement and Access Agreement recorded in County Clerk's Instrument Number 6642 (2009), Deed Records Navarro County, Texas affects the subject tract as shown hereon.

LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- OMP CORRUGATED METAL PIPE
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- D.R.N.C.T. DEED RECORDS NAVARRO COUNTY, TEXAS

**BOUNDARY SURVEY - 10.397 ACRES**  
 CB EMMONS SURVEY - ABST. NO. 256

Navarro County, Texas

NO.	REVISION	BY	DATE

PROJECT NO.: RUD003  
 DATED: July 29, 2019

SHEET 1 OF 1

**3B**  
 LAND SURVEYING  
 656 Bacak Road  
 Ennis, Texas 75119  
 972-825-7949