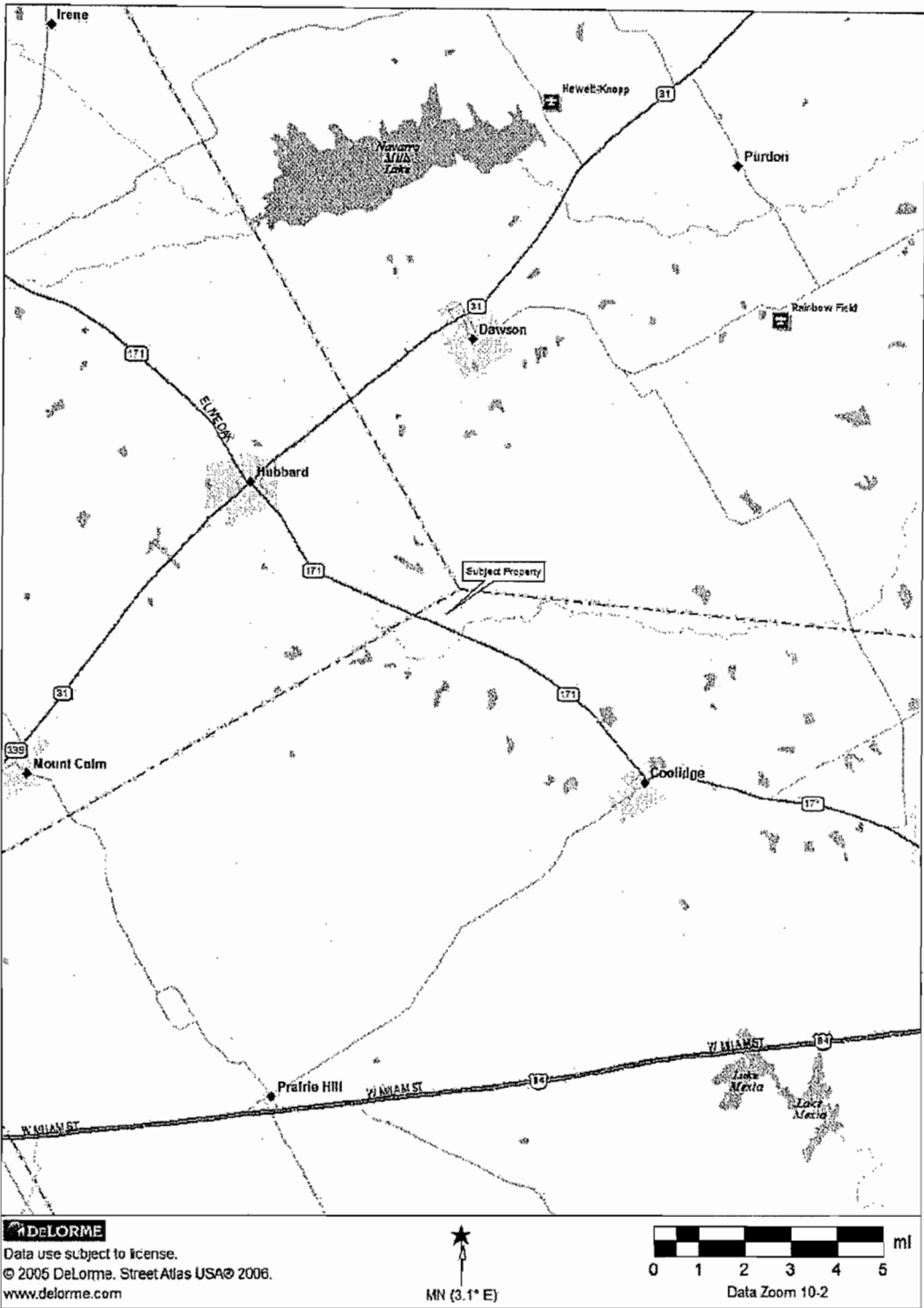
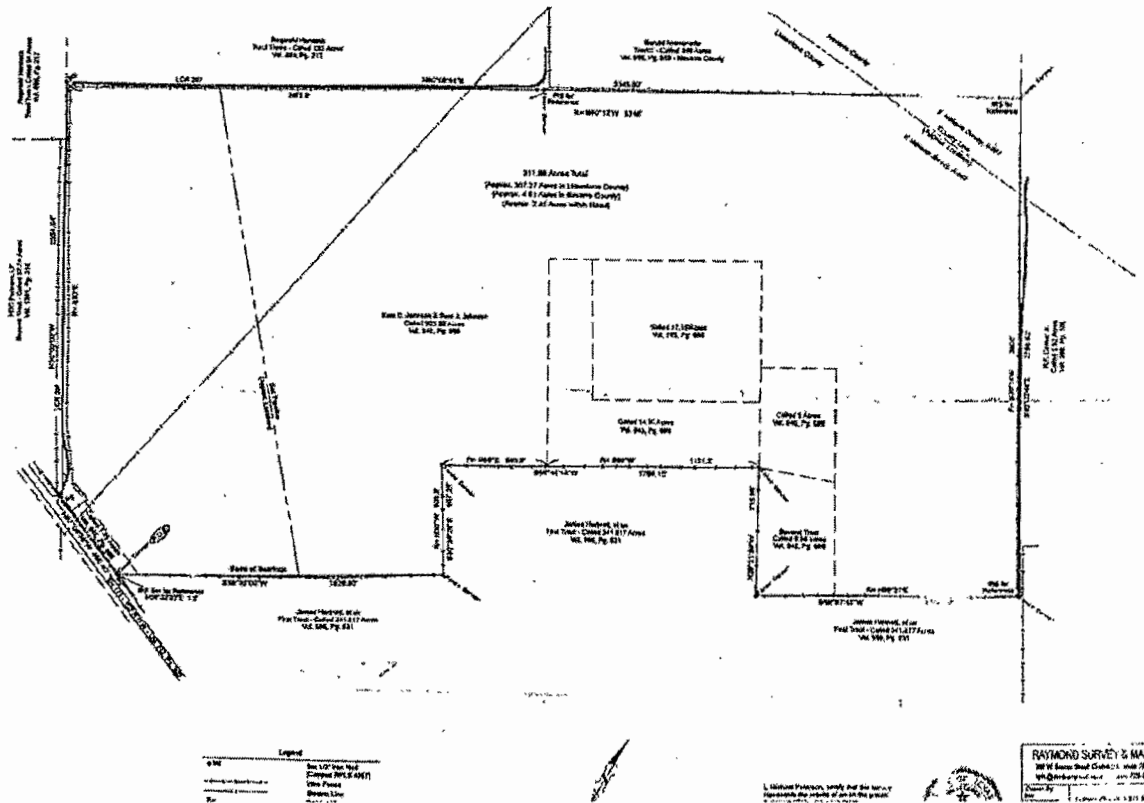


Location Map



Survey



field notes

Fieldnote Description to 311.88 Acres

F. Williams Survey, A-582
Limestone County, Texas
F. Williams Survey, A-961
Navarro County, Texas

Fieldnotes to that certain tract of land situated in the F. Williams Survey, A-582, Limestone County, Texas and the F. Williams Survey, A-961, Navarro County, Texas, being 311.88 acres, more or less, and being all of a called 263.95 acre tract, all of a called 1.39 acre tract, all of a called 14.73 acre tract, all of a called 17.15 acre tract, all of a called 5 acre tract, and all of a called 9.58 acre tract described in a deed to Sam D. Johnson and Sam J. Johnson in Volume 945, Page 689, of the Deed Records of Limestone County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a point in a 3" steel fence corner post in the northeast right-of-way of SH 171 (100 foot right-of-way - Volume 242, Page 300) and at the fenced south corner of the referenced 1.39 acre tract. Said point being in the fenced northwest line of a called 341.817 acre tract, "First Tract," described in a deed to James Hartnett, et. ux., in Volume 556, Page 631. From said point, a ½" iron rod (capped RPLS 4957) set for reference bears N59°32'00"E 1 foot;

THENCE NORTH 67°06'08" WEST 495.40 feet, with the northeast right-of-way of SH 171, the southwest line of the referenced 1.39 acre tract, and generally along a wire fence, to a capped ½" iron rod set for corner on the northeast side of Limestone County Road (LCR) 207. Said point being at or near the south corner of a called 37.74 acre tract, "Second Tract," described in a deed to KDC Partners, LP in Volume 1331, Page 314;

THENCE NORTH 30°00'00" WEST 2354.04 feet (record call per the referenced 263.95 acre tract is S30°E), with the southwest line of the referenced 1.39 acre tract and the referenced 263.95 acre tract, along or near the northeast lines of said 37.74 acre tract and a called 54 acre tract, "Tract Two," described in a deed to Reginald Hancock in Volume 859, Page 217, and picking up and following generally along the centerline of LCR 207, to a capped ½" iron rod set in the centerline projection at a bend in said road. Said point being in or near the southeast line of a called 133 acre tract, "Tract Three," described in the aforesaid Volume 859, Page 217;

THENCE NORTH 60°08'44" EAST (record call is S60°12'W), with the northwest line of the referenced 263.95 acre tract, along or near the southeast line of said 133 acre tract, and within LCR 207, passing at 2673.9 feet a 10" cedar fence post (capped ½" iron rod driven at base of same for reference) on the southeast side of LCR 207 at a bend in said road near the east corner of said 133 acre tract and the south corner of a called 160 acre tract, "Tract 1," described in a deed to Gerald Ammonette in Volume 659, Page 259, of the Deed Records of Navarro County, Texas, and continuing along or near the southeast line of said 160 acre tract and generally southeast of a wire fence, a total distance of 5345.00 feet (record call is 5345 feet), to a 10" cedar fence corner post (capped ½" iron rod driven at base of same for reference) at the fenced north corner of the referenced 263.95 acre tract, the fenced east corner of said 160 acre tract, and the fenced west corner of a called 1.92 acre tract described in a deed to R.F. Comer, Jr. in Volume 309, Page 108;

THENCE SOUTH 30°03'46" EAST 2798.62 feet (record call is N30°14'W 2800 feet), with the fenced northeast line of the referenced 263.95 acre tract, the fenced southwest line of said 1.92 acre tract, and generally along a wire fence, to a 10" cedar fence corner post (capped ½" iron rod driven at base of same for reference) at the fenced east corner of the referenced 263.95 acre tract and the fenced south corner of said 1.92 acre tract. Said point being in the fenced northwest line of the aforesaid 341.817 acre tract;

THENCE SOUTH 59°07'48" WEST 1458.29 feet (record call per the referenced 263.95 acre tract is N59°27'E), with the fenced southeast line of the referenced 263.95 acre tract, the fenced southeast line of the referenced 9.58 acre tract, the fenced northwest line of said 341.817 acre tract, and generally along a wire fence, to a 3" steel fence corner post;

Z:\Public\FN\643471-188634.doc

field notes

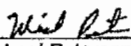
THENCE NORTH 28°31'59" WEST 715.88 feet, with the fenced southwest line of the referenced 9.58 acre tract, the fenced northeast line of said 341.817 acre tract, and generally along a wire fence, to a 3" steel fence corner post;

THENCE SOUTH 59°44'14" WEST 1786.15 feet (combined record call is S60°W 1771.8 feet), with the fenced southeast line of the referenced 14.73 acre tract, the fenced southeast line of the referenced 263.95 acre tract, the fenced northwest line of said 341.817 acre tract, and generally along a wire fence, to a 3" steel fence corner post;

THENCE SOUTH 30°36'29" EAST 607.39 feet (record call is N30°W 605.5 feet), with the fenced northeast line of the referenced 263.95 acre tract, the fenced southwest line of said 341.817 acre tract, and generally along a wire fence, to a 3" steel fence corner post;

THENCE SOUTH 59°32'00" WEST 1829.80 feet (this is the basis of bearings), with the fence southeast line of the referenced 263.95 acre tract, the fenced northwest line of said 341.817 acre tract, and generally northwest of a bowed wire fence, to the Point of Beginning, and containing 311.88 acres, more or less, of which approximately 2.45 acres lie within LCR 207, approximately 307.27 acres are within Limestone County, and approximately 4.61 acres are within Navarro County, as shown on the accompanying survey plat of even date herewith.

Note: The division of property by metes and bounds does not conform to Local Government Code Chapter 212 and 232.


Michael Peterson, R.P.L.S. 6648
Raymond Survey & Mapping
TBPLS Firm License No. 10110902
April 12, 2018



Z:\Public\FN\643471-188634.doc

Aerial Map



Topographic Map

