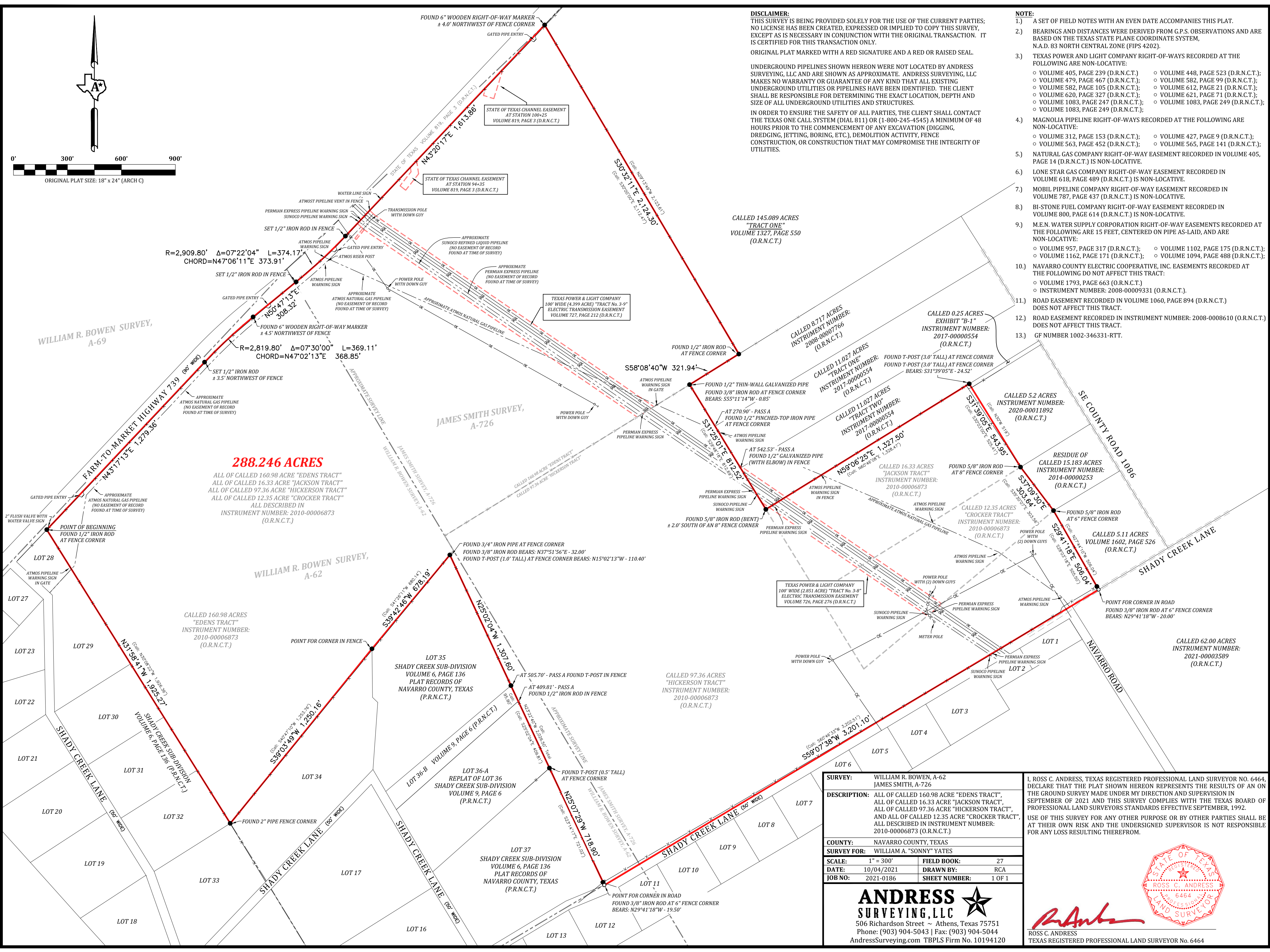


ORIGINAL PLAT SIZE: 18" x 24" (ARCH C)



DISCLAIMER:
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES; NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY, EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

ORIGINAL PLAT MARKED WITH A RED SIGNATURE AND A RED OR RAISED SEAL.

UNDERGROUND PIPELINES SHOWN HEREON WERE NOT LOCATED BY ANDRESS SURVEYING, LLC AND ARE SHOWN AS APPROXIMATE. ANDRESS SURVEYING, LLC MAKES NO WARRANTY OR GUARANTEE OF ANY KIND THAT ALL EXISTING UNDERGROUND UTILITIES OR PIPELINES HAVE BEEN IDENTIFIED. THE CLIENT SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES.

IN ORDER TO ENSURE THE SAFETY OF ALL PARTIES, THE CLIENT SHALL CONTACT THE TEXAS ONE CALL SYSTEM (DIAL 811) OR (1-800-245-4545) A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION (DIGGING, DREDGING, JETTING, BORING, ETC.), DEMOLITION ACTIVITY, FENCE CONSTRUCTION, OR CONSTRUCTION THAT MAY COMPROMISE THE INTEGRITY OF UTILITIES.

- NOTE:**
- 1.) A SET OF FIELD NOTES WITH AN EVEN DATE ACCOMPANIES THIS PLAT.
 - 2.) BEARINGS AND DISTANCES WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (FIPS 4202).
 - 3.) TEXAS POWER AND LIGHT COMPANY RIGHT-OF-WAYS RECORDED AT THE FOLLOWING ARE NON-LOCATIVE:
 - o VOLUME 405, PAGE 239 (D.R.N.C.T.);
 - o VOLUME 479, PAGE 467 (D.R.N.C.T.);
 - o VOLUME 582, PAGE 105 (D.R.N.C.T.);
 - o VOLUME 620, PAGE 327 (D.R.N.C.T.);
 - o VOLUME 1083, PAGE 247 (D.R.N.C.T.);
 - o VOLUME 1083, PAGE 249 (D.R.N.C.T.);
 - o VOLUME 448, PAGE 523 (D.R.N.C.T.);
 - o VOLUME 582, PAGE 99 (D.R.N.C.T.);
 - o VOLUME 612, PAGE 21 (D.R.N.C.T.);
 - o VOLUME 621, PAGE 71 (D.R.N.C.T.);
 - o VOLUME 1083, PAGE 247 (D.R.N.C.T.);
 - o VOLUME 1083, PAGE 249 (D.R.N.C.T.);
 - 4.) MAGNOLIA PIPELINE RIGHT-OF-WAYS RECORDED AT THE FOLLOWING ARE NON-LOCATIVE:
 - o VOLUME 312, PAGE 153 (D.R.N.C.T.);
 - o VOLUME 563, PAGE 452 (D.R.N.C.T.);
 - o VOLUME 427, PAGE 9 (D.R.N.C.T.);
 - o VOLUME 565, PAGE 141 (D.R.N.C.T.);
 - 5.) NATURAL GAS COMPANY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 405, PAGE 14 (D.R.N.C.T.) IS NON-LOCATIVE.
 - 6.) LONE STAR GAS COMPANY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 618, PAGE 489 (D.R.N.C.T.) IS NON-LOCATIVE.
 - 7.) MOBIL PIPELINE COMPANY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 787, PAGE 437 (D.R.N.C.T.) IS NON-LOCATIVE.
 - 8.) BI-STONE FUEL COMPANY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 800, PAGE 614 (D.R.N.C.T.) IS NON-LOCATIVE.
 - 9.) M.E.N. WATER SUPPLY CORPORATION RIGHT-OF-WAY EASEMENTS RECORDED AT THE FOLLOWING ARE 15 FEET, CENTERED ON PIPE AS-LAID, AND ARE NON-LOCATIVE:
 - o VOLUME 957, PAGE 317 (D.R.N.C.T.);
 - o VOLUME 1162, PAGE 171 (D.R.N.C.T.);
 - o VOLUME 1102, PAGE 175 (D.R.N.C.T.);
 - o VOLUME 1094, PAGE 488 (D.R.N.C.T.);
 - 10.) NAVARRO COUNTY ELECTRIC COOPERATIVE, INC. EASEMENTS RECORDED AT THE FOLLOWING DO NOT AFFECT THIS TRACT:
 - o VOLUME 1793, PAGE 663 (O.R.N.C.T.)
 - o INSTRUMENT NUMBER: 2008-00009331 (O.R.N.C.T.).
 - 11.) ROAD EASEMENT RECORDED IN VOLUME 1060, PAGE 894 (D.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
 - 12.) ROAD EASEMENT RECORDED IN INSTRUMENT NUMBER: 2008-0008610 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
 - 13.) GF NUMBER 1002-346331-RTT.

288.246 ACRES

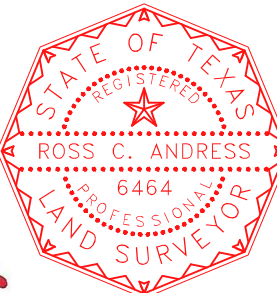
ALL OF CALLED 160.98 ACRE "EDENS TRACT"
ALL OF CALLED 16.33 ACRE "JACKSON TRACT"
ALL OF CALLED 97.36 ACRE "HICKERSON TRACT"
ALL OF CALLED 12.35 ACRE "CROCKER TRACT"
ALL DESCRIBED IN
INSTRUMENT NUMBER: 2010-00006873
(O.R.N.C.T.)

SURVEY:	WILLIAM R. BOWEN, A-62 JAMES SMITH, A-726
DESCRIPTION:	ALL OF CALLED 160.98 ACRE "EDENS TRACT", ALL OF CALLED 16.33 ACRE "JACKSON TRACT", ALL OF CALLED 97.36 ACRE "HICKERSON TRACT", AND ALL OF CALLED 12.35 ACRE "CROCKER TRACT", ALL DESCRIBED IN INSTRUMENT NUMBER: 2010-00006873 (O.R.N.C.T.)
COUNTY:	NAVARRO COUNTY, TEXAS
SURVEY FOR:	WILLIAM A. "SONNY" YATES
SCALE:	1" = 300'
DATE:	10/04/2021
JOB NO:	2021-0186
FIELD BOOK:	27
DRAWN BY:	RCA
SHEET NUMBER:	1 OF 1

ANDRESS SURVEYING, LLC
506 Richardson Street ~ Athens, Texas 75751
Phone: (903) 904-5043 | Fax: (903) 904-5044
AndressSurveying.com TBPLS Firm No. 10194120

I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN SEPTEMBER OF 2021 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SUPERVISOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



ROSS C. ANDRESS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6464