LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- 1/2" IRON PIPE FOUND
- POWER POLE
- A/C AIR CONDITIONING
- WATER METER
- CONCRETE R.O.W. MON
- 60D NAIL FOUND
- "X" FOUND IN CONCRETE
- UNDERGROUND ELECTRIC
- FH FIRE HYDRANT
- GAS METER
- WATER VALVE
- CONCRETE
- WOOD
- COVERED CARPORT, PORCH, DECK, ETC
- OHT — OVERHEAD TELEPHONE
- OHP — OVERHEAD ELECTRIC
- PIPE FENCE
- METAL FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- GUY WIRE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CLEANOUT
- SEPTIC LID
- ASPHALT PAVING
- GRAVEL/ROCK
- ROAD OR DRIVE

Texas811 Know what's below. Call before you dig.

APPROVED BY:

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_____

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_____

I, Justin Kleam RPLS No. 5871, do hereby certify to: Rowlett NBN Partners, in regards to G. F. No. R250452HO, effective 04/02/25, and issued 05/06/25: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. 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.

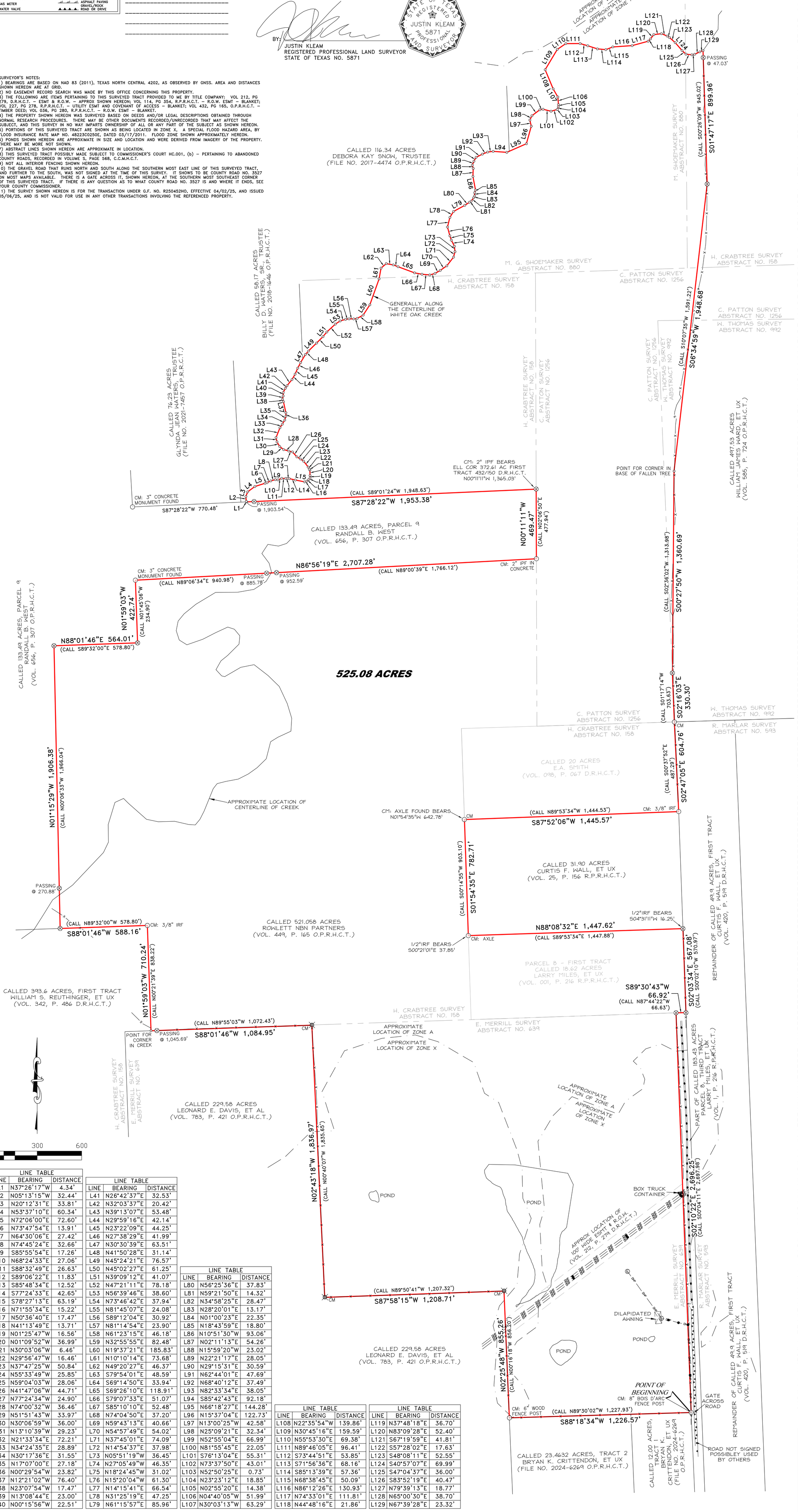
BY: _____

JUSTIN KLEAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

STATE OF TEXAS REGISTERED JUSTIN KLEAM 5871 PROFESSIONAL LAND SURVEYOR

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) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THE FOLLOWING ARE ITEMS PERTAINING TO THIS SURVEYED TRACT PROVIDED TO ME BY TITLE COMPANY: VOL 212, PG 279, D.R.H.C.T. – ESMT & R.O.W. – APPROX SHOWN HEREON; VOL 114, PG 354, R.P.R.H.C.T. – R.O.W. ESMT – BLANKET; VOL 227, PG 278, R.P.R.H.C.T. – UTILITY ESMT AND COVENANT OF ACCESS – BLANKET; VOL 432, PG 165, O.P.R.H.C.T. – TIMBER DEED; VOL 036, PG 280, R.P.R.H.C.T. – R.O.W. ESMT – BLANKET.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) PORTIONS OF THIS SURVEYED TRACT ARE SHOWN AS BEING LOCATED IN ZONE X, A SPECIAL FLOOD HAZARD AREA, BY FLOOD INSURANCE RATE MAP NO. 48223C0250E, DATED 03/17/2011. FLOOD ZONE SHOWN APPROXIMATELY HEREON.
6) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION AND WERE DERIVED FROM IMAGERY OF THE PROPERTY. THERE MAY BE MORE NOT SHOWN.
7) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.
8) THIS SURVEYED TRACT POSSIBLY MADE SUBJECT TO COMMISSIONER'S COURT HC.001, (b) – PERTAINING TO ABANDONED COUNTY ROADS, RECORDED IN VOLUME S, PAGE 568, C.C.M.H.C.T.
9) NOT ALL INTERIOR FENCING SHOWN HEREON.
10) THE GRAVEL ROAD THAT RUNS NORTH AND SOUTH ALONG THE SOUTHERN MOST EAST LINE OF THIS SURVEYED TRACT, AND FURTHER TO THE SOUTH, WAS NOT SIGNED AT THE TIME OF THIS SURVEY. IT SHOWS TO BE COUNTY ROAD NO. 3527 ON MOST MAPS AVAILABLE. THERE IS A GATE ACROSS IT, SHOWN HEREON, AT THE SOUTHERN MOST SOUTHEAST CORNER OF THIS SURVEYED TRACT. IF THERE IS ANY QUESTION AS TO WHAT COUNTY ROAD NO. 3527 IS AND WHERE IT ENDS, SEE YOUR COUNTY COMMISSIONER.
11) THE SURVEY SHOWN HEREON IS FOR THE TRANSACTION UNDER G.F. NO. R250452HO, EFFECTIVE 04/02/25, AND ISSUED 05/06/25, AND IS NOT VALID FOR USE IN ANY OTHER TRANSACTIONS INVOLVING THE REFERENCED PROPERTY.



LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the E. Merrill Survey, Abstract No. 639, H. Crabtree Survey, Abstract No. 158, C. Patton Survey, Abstract No. 1256, W. Thomas Survey, Abstract No. 992, and the M. Shoemaker Survey, Abstract No. 880, Hopkins County, Texas, and being all of that certain called 521.058 acre tract of land conveyed from Nirmal S. Nilvi to Rowlett NBN Partners, by Assumption Deed, as recorded in Volume 449, Page 165, Official Public Records, Hopkins County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at an 8" Bois D'arc fence corner post found on the West side of a gravel road at the Southern most Southeast corner of said 521.058 acre tract, said point being in the North line of a called 12.00 acre tract of land, described as Tract 1, conveyed to Bryan K. Crittendon, et ux, by deed as recorded in File No. 2024–6269, Official Public Records, Hopkins County, Texas;

THENCE South 88 degrees 18 minutes 34 seconds West, with a line common to said 521.058 acre tract, said 12.00 acre tract, and a called 23.4632 acre tract of land, described as Tract 2, conveyed to Bryan K. Crittendon, et ux, by deed as recorded in File No. 2024–6269, Official Public Records, Hopkins County, Texas, a distance of 1,226.57 feet to a 6" wood fence post found at the Southern most Southwest corner of said 521.058 acre tract, and the Northwest corner of said 23.4632 acre tract, said point being in the East line of a called 229.58 acre tract of land conveyed to Leonard E. Davis, et al, by deed as recorded in Volume 783, Page 421, Official Public Records, Hopkins County, Texas;

THENCE with a line common to said 521.058 acre tract, and said 229.58 acre tract, the following courses and distances:
North 02 degrees 25 minutes 48 seconds West, a distance of 855.26 feet to a 60D nail found;
South 87 degrees 58 minutes 15 seconds West, a distance of 1,208.71 feet to a 60D nail found;
North 02 degrees 43 minutes 18 seconds West, a distance of 1,836.97 feet to a 60D nail found;
South 88 degrees 01 minutes 46 seconds West, and passing at 1,045.69 feet a 1/2" iron rod set capped (By–Line) for reference, and continuing on for a total distance of 1,084.95 feet to a point for corner in a creek at a Southwest corner of said 521.058 acre tract, and at a Southeast corner of a called 393.6 acre tract of land, described as First Tract, conveyed to William S. Reuthinger, et ux, by deed as recorded in Volume 342, Page 486, Deed Records, Hopkins County, Texas;

THENCE with a line common to said 521.058 acre tract, and said 393.6 acre tract, the following courses and distances:
North 01 degrees 59 minutes 03 seconds West, a distance of 710.24 feet to a 3/8" iron rod found;
South 88 degrees 01 minutes 46 seconds West, a distance of 588.16 feet to a 1/2" iron rod set capped (By–Line) at the intended Western most Southwest corner of said 521.058 acre tract, and at the Southern most Southeast corner of a called 133.49 acre tract of land, described as Parcel 9, by deed as recorded in Randall B. West, by deed as recorded in Volume 656, Page 307, Official Public Records, Hopkins County, Texas;

THENCE with a line common to said 521.058 acre tract, and said 133.49 acre tract, the following courses and distances:
North 01 degrees 15 minutes 29 seconds West, and passing at 270.88 feet a 1/2" iron rod set capped (By–Line) for reference on the Northwest side of White Oak creek, and continuing on for a total distance of 1,906.38 feet to a 1/2" iron rod set capped (By–Line);
North 88 degrees 01 minutes 46 seconds East, a distance of 564.01 feet to a 1/2" iron rod set capped (By–Line);
North 01 degrees 59 minutes 03 seconds West, a distance of 422.74 feet to a 3" concrete monument found;
North 86 degrees 56 minutes 19 seconds East, and passing at 885.78 feet a 1/2" iron rod set capped (By–Line) for reference on the West side of said creek, and continuing on and passing at 952.59 feet another 1/2" iron rod set capped (By–Line) for reference on the East side of said creek, and continuing on for a total distance of 2,707.28 feet to a 2" iron pipe found in concrete;
North 00 degrees 11 minutes 11 seconds West, a distance of 469.47 feet to a 1/2" iron rod set capped (By–Line), from which a 2" post found at an ell corner of a called 372.61 acre tract, called First Tract, described in Volume 432, Page 150, Deed Records, Hopkins County, Texas, bears North 00 degrees 11 minutes 11 seconds West, a distance of 1,365.03 feet;
South 87 degrees 28 minutes 22 seconds West, and passing at 1,903.54 feet a 1/2" iron rod set capped (By–Line) for reference on the East side of said creek, and continuing on for a total distance of 1,953.38 feet to a point for corner in the center of said creek at a Southwest corner of said 521.058 acre tract, and a Southeast corner of a called 58.17 acre tract of land conveyed to Billy D. Waters, Sr., Trustee, by deed as recorded in File No. 2018–1646, Official Public Records, Hopkins County, Texas, from which a 3" concrete monument found at an ell corner of said 133.49 acre tract, bears South 87 degrees 28 minutes 22 seconds West, a distance of 770.48 feet;

THENCE with a line common to said 521.058 acre tract, said 58.17 acre tract, a called 116.34 acre tract of land conveyed to Debora Kay Snow, Trustee, by deed as recorded in File No. 2017–4474, Official Public Records, Hopkins County, Texas, a called 174.35 acre tract of land, described as Tract Thirty, conveyed to East Texas Crosstimbers Ranch, LLC, by deed as recorded in File No. 2024–5, Official Public Records, Hopkins County, Texas, and generally along the centerline of said creek, the following courses and distances, (there is no monument set or found at the end of each call):
North 37 degrees 26 minutes 17 seconds West, a distance of 4.34 feet to a point;
North 05 degrees 13 minutes 15 seconds West, a distance of 32.44 feet to a point;
North 20 degrees 12 minutes 31 seconds East, a distance of 33.81 feet to a point;
North 53 degrees 37 minutes 10 seconds East, a distance of 60.34 feet to a point;
North 72 degrees 06 minutes 00 seconds East, a distance of 72.60 feet to a point;
North 73 degrees 47 minutes 54 seconds East, a distance of 13.91 feet to a point;
North 64 degrees 30 minutes 06 seconds East, a distance of 27.42 feet to a point;
North 74 degrees 45 minutes 24 seconds East, a distance of 32.66 feet to a point;
South 85 degrees 55 minutes 54 seconds East, a distance of 17.26 feet to a point;
North 68 degrees 24 minutes 33 seconds East, a distance of 27.06 feet to a point;
South 88 degrees 32 minutes 49 seconds East, a distance of 26.63 feet to a point;
South 89 degrees 06 minutes 22 seconds East, a distance of 11.83 feet to a point;
South 85 degrees 48 minutes 34 seconds East, a distance of 12.52 feet to a point;
South 77 degrees 24 minutes 33 seconds East, a distance of 42.65 feet to a point;
South 78 degrees 27 minutes 13 seconds East, a distance of 63.19 feet to a point;
North 71 degrees 55 minutes 34 seconds East, a distance of 15.22 feet to a point;
North 50 degrees 36 minutes 40 seconds East, a distance of 17.47 feet to a point;
North 41 degrees 13 minutes 49 seconds East, a distance of 13.71 feet to a point;
North 01 degrees 25 minutes 47 seconds West, a distance of 16.56 feet to a point;
North 01 degrees 09 minutes 52 seconds West, a distance of 36.99 feet to a point;
North 30 degrees 03 minutes 06 seconds West, a distance of 6.46 feet to a point;
North 29 degrees 56 minutes 47 seconds West, a distance of 16.46 feet to a point;
North 37 degrees 47 minutes 25 seconds West, a distance of 50.84 feet to a point;
North 55 degrees 33 minutes 49 seconds West, a distance of 25.85 feet to a point;
North 59 degrees 04 minutes 03 seconds West, a distance of 28.06 feet to a point;
North 41 degrees 47 minutes 06 seconds West, a distance of 44.71 feet to a point;
North 77 degrees 24 minutes 34 seconds West, a distance of 24.90 feet to a point;
North 74 degrees 00 minutes 32 seconds West, a distance of 36.46 feet to a point;
North 51 degrees 51 minutes 43 seconds West, a distance of 33.97 feet to a point;
North 30 degrees 06 minutes 59 seconds West, a distance of 36.00 feet to a point;
North 13 degrees 10 minutes 39 seconds West, a distance of 29.23 feet to a point;
North 21 degrees 33 minutes 34 seconds East, a distance of 72.21 feet to a point;
North 34 degrees 24 minutes 35 seconds East, a distance of 28.89 feet to a point;
North 30 degrees 17 minutes 36 seconds East, a distance of 31.55 feet to a point;
North 17 degrees 07 minutes 00 seconds East, a distance of 27.18 feet to a point;
North 00 degrees 29 minutes 54 seconds West, a distance of 23.82 feet to a point;
North 12 degrees 21 minutes 02 seconds West, a distance of 76.40 feet to a point;
North 23 degrees 07 minutes 54 seconds West, a distance of 17.47 feet to a point;
North 13 degrees 08 minutes 44 seconds East, a distance of 23.00 feet to a point;
North 00 degrees 15 minutes 56 seconds West, a distance of 22.51 feet to a point;
North 26 degrees 42 minutes 37 seconds East, a distance of 32.53 feet to a point;
North 32 degrees 03 minutes 37 seconds East, a distance of 20.42 feet to a point;
North 39 degrees 13 minutes 07 seconds East, a distance of 53.48 feet to a point;
North 29 degrees 59 minutes 16 seconds East, a distance of 42.14 feet to a point;
North 23 degrees 22 minutes 09 seconds East, a distance of 44.25 feet to a point;
North 27 degrees 38 minutes 29 seconds East, a distance of 41.99 feet to a point;
North 30 degrees 30 minutes 39 seconds East, a distance of 63.51 feet to a point;
North 41 degrees 50 minutes 28 seconds East, a distance of 31.14 feet to a point;
North 45 degrees 24 minutes 21 seconds East, a distance of 76.57 feet to a point;
North 45 degrees 02 minutes 27 seconds East, a distance of 61.25 feet to a point;
North 39 degrees 09 minutes 12 seconds East, a distance of 41.07 feet to a point;
North 47 degrees 21 minutes 11 seconds East, a distance of 78.18 feet to a point;
North 56 degrees 39 minutes 46 seconds East, a distance of 38.60 feet to a point;
North 73 degrees 46 minutes 42 seconds East, a distance of 37.94 feet to a point;
North 81 degrees 45 minutes 07 seconds East, a distance of 24.08 feet to a point;
South 89 degrees 12 minutes 04 seconds East, a distance of 30.92 feet to a point;
North 81 degrees 14 minutes 54 seconds East, a distance of 23.90 feet to a point;
North 61 degrees 23 minutes 15 seconds East, a distance of 46.18 feet to a point;
North 32 degrees 55 minutes 55 seconds East, a distance of 82.48 feet to a point;
North 19 degrees 37 minutes 21 seconds East, a distance of 185.83 feet to a point;
North 10 degrees 10 minutes 14 seconds East, a distance of 73.68 feet to a point;
North 49 degrees 20 minutes 27 seconds East, a distance of 46.37 feet to a point;
South 79 degrees 54 minutes 01 seconds East, a distance of 48.59 feet to a point;
South 69 degrees 14 minutes 50 seconds East, a distance of 33.94 feet to a point;
South 69 degrees 26 minutes 10 seconds East, a distance of 118.91 feet to a point;
South 79 degrees 07 minutes 33 seconds East, a distance of 51.07 feet to a point;
South 85 degrees 10 minutes 10 seconds East, a distance of 52.48 feet to a point;
North 74 degrees 04 minutes 50 seconds East, a distance of 37.20 feet to a point;
North 59 degrees 43 minutes 13 seconds East, a distance of 40.66 feet to a point;
North 54 degrees 57 minutes 49 seconds East, a distance of 54.02 feet to a point;
North 37 degrees 45 minutes 01 seconds East, a distance of 74.09 feet to a point;
North 14 degrees 54 minutes 37 seconds East, a distance of 37.98 feet to a point;
North 05 degrees 51 minutes 19 seconds West, a distance of 36.45 feet to a point;
North 27 degrees 05 minutes 49 seconds West, a distance of 46.35 feet to a point;
North 18 degrees 24 minutes 45 seconds West, a distance of 31.02 feet to a point;
North 15 degrees 20 minutes 04 seconds West, a distance of 61.30 feet to a point;
North 14 degrees 15 minutes 41 seconds East, a distance of 66.54 feet to a point;
North 31 degrees 25 minutes 19 seconds East, a distance of 47.25 feet to a point;
North 61 degrees 15 minutes 57 seconds East, a distance of 85.96 feet to a point;
North 56 degrees 25 minutes 36 seconds East, a distance of 37.83 feet to a point;
North 59 degrees 21 minutes 50 seconds East, a distance of 14.32 feet to a point;
North 34 degrees 58 minutes 25 seconds East, a distance of 28.47 feet to a point;
North 28 degrees 20 minutes 01 seconds East, a distance of 13.17 feet to a point;
North 01 degrees 00 minutes 23 seconds East, a distance of 22.35 feet to a point;
North 18 degrees 43 minutes 59 seconds East, a distance of 18.80 feet to a point;
North 10 degrees 51 minutes 30 seconds West, a distance of 93.06 feet to a point;
North 02 degrees 11 minutes 13 seconds East, a distance of 54.26 feet to a point;
North 15 degrees 59 minutes 20 seconds West, a distance of 23.02 feet to a point;
North 22 degrees 21 minutes 17 seconds East, a distance of 28.05 feet to a point;
North 29 degrees 15 minutes 31 seconds East, a distance of 30.59 feet to a point;
North 62 degrees 44 minutes 01 seconds East, a distance of 47.69 feet to a point;
North 68 degrees 40 minutes 12 seconds East, a distance of 37.49 feet to a point;
North 82 degrees 33 minutes 34 seconds East, a distance of 38.05 feet to a point;
South 85 degrees 42 minutes 43 seconds East, a distance of 92.18 feet to a point;
North 66 degrees 18 minutes 27 seconds East, a distance of 144.28 feet to a point;
North 15 degrees 37 minutes 04 seconds East, a distance of 122.73 feet to a point;
North 13 degrees 00 minutes 25 seconds West, a distance of 42.58 feet to a point;
North 25 degrees 09 minutes 21 seconds East, a distance of 32.34 feet to a point;
North 52 degrees 55 minutes 04 seconds East, a distance of 66.99 feet to a point;
North 81 degrees 55 minutes 45 seconds East, a distance of 22.05 feet to a point;
South 76 degrees 13 minutes 04 seconds East, a distance of 55.31 feet to a point;
North 73 degrees 37 minutes 50 seconds East, a distance of 43.01 feet to a point;
North 52 degrees 50 minutes 25 seconds East, a distance of 0.73 feet to a point;
North 23 degrees 23 minutes 12 seconds East, a distance of 18.85 feet to a point;
North 02 degrees 55 minutes 20 seconds East, a distance of 14.38 feet to a point;
North 04 degrees 40 minutes 05 seconds West, a distance of 51.99 feet to a point;
North 30 degrees 03 minutes 13 seconds West, a distance of 63.29 feet to a point;
North 22 degrees 35 minutes 54 seconds West, a distance of 139.86 feet to a point;
North 30 degrees 45 minutes 16 seconds East, a distance of 159.59 feet to a point;
North 55 degrees 53 minutes 30 seconds East, a distance of 69.38 feet to a point;
North 89 degrees 46 minutes 05 seconds East, a distance of 96.41 feet to a point;
South 73 degrees 44 minutes 51 seconds East, a distance of 53.85 feet to a point;
South 71 degrees 56 minutes 36 seconds East, a distance of 68.16 feet to a point;
South 85 degrees 13 minutes 39 seconds East, a distance of 57.36 feet to a point;
North 68 degrees 38 minutes 45 seconds East, a distance of 50.09 feet to a point;
North 86 degrees 12 minutes 26 seconds East, a distance of 130.93 feet to a point;
North 74 degrees 33 minutes 01 seconds East, a distance of 111.81 feet to a point;
North 44 degrees 48 minutes 16 seconds East, a distance of 21.86 feet to a point;
North 37 degrees 48 minutes 18 seconds East, a distance of 36.70 feet to a point;
North 83 degrees 09 minutes 28 seconds East, a distance of 52.40 feet to a point;
South 67 degrees 19 minutes 59 seconds East, a distance of 41.81 feet to a point;
South 57 degrees 28 minutes 02 seconds East, a distance of 17.63 feet to a point;
South 48 degrees 08 minutes 11 seconds East, a distance of 52.55 feet to a point;
South 40 degrees 57 minutes 07 seconds East, a distance of 69.99 feet to a point;
South 47 degrees 04 minutes 37 seconds East, a distance of 36.00 feet to a point;
South 83 degrees 52 minutes 19 seconds East, a distance of 40.47 feet to a point;
North 79 degrees 39 minutes 13 seconds East, a distance of 18.77 feet to a point;
North 65 degrees 00 minutes 30 seconds East, a distance of 38.70 feet to a point;
North 67 degrees 39 minutes 28 seconds East, a distance of 23.32 feet to a point at the Northeast corner of said 521.058 acre tract, and a Northwest corner of a called 497.53 acre tract of land conveyed to William James Ward, et ux, by deed as recorded in Volume 585, Page 724, Official Public Records, Hopkins County, Texas;

THENCE with a line common to said 521.058 acre tract, and said 497.53 acre tract, the following courses and distances:
South 01 degrees 47 minutes 17 seconds East, and passing at 47.03 feet a 1/2" iron rod set capped (By–Line) for reference, and continuing on for a total distance of 899.96 feet to a 1/2" iron rod set capped (By–Line);
South 06 degrees 34 minutes 59 seconds West, a distance of 1,948.68 feet to a point for corner in the base of a fallen tree;
South 00 degrees 27 minutes 50 seconds West, a distance of 1,360.69 feet to a 1/2" iron rod set capped (By–Line);
South 02 degrees 16 minutes 03 seconds East, a distance of 330.30 feet to a 1/2" iron rod found at an angle point in the East line of said 521.058 acre tract, a Southwest corner of said 497.53 acre tract, and the Northwest corner of a called 49.9 acre tract of land, described as First Tract, conveyed to Curtis F. Wall, et ux, by deed as recorded in Volume 420, Page 519, Deed Records, Hopkins County, Texas;

THENCE South 02 degrees 47 minutes 05 seconds East, with a line common to said 521.058 acre tract, and said 49.9 acre tract, a distance of 604.76 feet to a 3/8" iron rod found at an intended Southeast corner of said 521.058 acre tract, and the Northeast corner of a called 31.90 acre tract of land conveyed to Curtis F. Wall, et ux, by deed as recorded in Volume 25, Page 156, Real Property Records, Hopkins County, Texas;

THENCE with a line common to said 521.058 acre tract, and said 31.90 acre tract, the following courses and distances:
South 87 degrees 52 minutes 06 seconds West, a distance of 1,445.57 feet to a 1/2" iron rod found, from which an axle found, bears North 01 degrees 54 minutes 35 seconds West, a distance of 642.78 feet;
South 01 degrees 54 minutes 35 seconds East, a distance of 782.71 feet to an axle found, from which a 1/2 inch iron rod found, bears South 00 Degrees 21 Minutes 01 Seconds East, a distance of 37.85 feet;
North 88 degrees 08 minutes 32 seconds East, a distance of 1,447.62 feet to a 1/2" iron rod set capped (By–Line) at an intended Northeast corner of said 521.058 acre tract, and the Southeast corner of said 31.90 acre tract, said point being in the West line of said 49.9 acre tract, from which a 1/2 inch iron rod found, bears South 04 Degrees 31 Minutes 11 Seconds West, a distance of 16.25 feet;

THENCE South 02 degrees 03 minutes 34 seconds East, with a line common to said 521.058 acre tract, and said 49.9 acre tract, a distance of 567.08 feet to a 1/2" iron rod set capped (By–Line) at a Southeast corner of said 521.058 acre tract, and at the Northeast corner of an original called 183.43 acre tract of land, described as Parcel 8, Third Tract, once conveyed to Larry Miles, et ux, by deed as recorded in Volume 1, Page 216, Real Property Records, Hopkins County, Texas;

THENCE with a line common to said 521.058 acre tract, and said 183.43 acre tract, the following courses and distances:
South 89 degrees 30 minutes 43 seconds West, a distance of 66.92 feet to a 1/2" iron rod set capped (By–Line);
South 02 degrees 10 minutes 22 seconds East, a distance of 2,696.25 feet to the POINT OF BEGINNING and CONTAINING 525.08 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N37°26'17"W	4.34'
L2	N05°13'15"W	32.44'
L3	N20°12'31"E	33.81'
L4	N53°37'10"E	60.34'
L5	N72°06'00"E	72.60'
L6	N73°47'54"E	13.91'
L7	N64°30'06"E	27.42'
L8	N74°45'24"E	32.66'
L9	S85°55'54"E	17.26'
L10	N68°24'33"E	27.06'
L11	S88°32'49"E	26.63'
L12	S89°06'22"E	11.83'
L13	S85°48'34"E	12.52'
L14	S77°24'33"E	42.65'
L15	S78°27'13"E	63.19'
L16	N71°55'34"E	15.22'
L17	N50°36'40"E	17.47'
L18	N41°13'49"E	13.71'
L19	N01°25'47"W	16.56'
L20	N01°09'52"W	36.99'
L21	N30°03'06"W	6.46'
L22	N29°56'47"W	16.46'
L23	N37°47'25"W	50.84'
L24	N55°33'49"W	25.85'
L25	N59°04'03"W	28.06'
L26	N41°47'06"W	44.71'
L27	N77°24'34"W	24.90'
L28	N74°00'32"W	36.46'
L29	N51°51'43"W	33.97'
L30	N30°06'59"W	36.00'
L31	N13°10'39"W	29.23'
L32	N21°33'34"E	72.21'
L33	N34°24'35"E	28.89'
L34	N30°17'36"E	31.55'
L35	N17°07'00"E	27.18'
L36	N00°29'54"W	23.82'
L37	N12°21'02"W	76.40'
L38	N23°07'54"W	17.47'
L39	N13°08'44"E	23.00'
L40	N00°15'56"W	22.51'

LINE TABLE

LINE	BEARING	DISTANCE
L41	N26°42'37"E	32.53'
L42	N32°03'37"E	20.42'
L43	N39°13'07"E	53.48'
L44	N29°59'16"E	42.14'
L45	N23°22'09"E	44.25'
L46	N27°38'29"E	41.99'
L47	N30°30'39"E	63.51'
L48	N41°50'28"E	31.14'
L49	N45°24'21"E	76.57'
L50	N45°02'27"E	61.25'
L51	N39°09'12"E	41.07'
L52	N47°21'11"E	78.18'
L53	N56°39'46"E	38.60'
L54	N73°46'42"E	37.94'
L55	N81°45'07"E	24.08'
L56	S89°12'04"E	30.92'
L57	N81°14'54"E	23.90'
L58	N61°23'15"E	46.18'
L59	N32°55'55"E	82.48'
L60	N19°37'21"E	185.83'
L61	N10°10'14"E	73.68'
L62	N49°20'27"E	46.37'
L63	S79°54'01"E	48.59'
L64	S69°14'50"E	33.94'
L65	S69°26'10"E	118.91'
L66	S79°07'33"E	51.07'
L67	S85°10'10"E	52.48'
L68	N74°04'50"E	37.20'
L69	N59°43'13"E	40.66'
L70	N54°57'49"E	54.02'
L71	N37°45'01"E	74.09'
L72	N14°54'37"E	37.98'
L73	N05°51'19"W	36.45'
L74	N27°05'49"W	46.35'
L75	N18°24'45"W	31.02'
L76	N15°20'04"W	61.30'
L77	N14°15'41"E	66.54'
L78	N31°25'19"E	47.25'
L79	N61°15'57"E	85.96'

LINE TABLE

LINE	BEARING	DISTANCE
L80	N56°25'36"E	37.83'
L81	N59°21'50"E	14.32'
L82	N34°58'25"E	28.47'
L83	N28°20'01"E	13.17'
L84	N01°00'23"E	22.35'
L85	N18°43'59"E	18.80'
L86	N10°51'30"W	93.06'
L87	N02°11'13"E	54.26'
L88	N15°59'20"W	23.02'
L89	N22°21'17"E	28.05'
L90	N29°15'31"E	30.59'
L91	N62°44'01"E	47.69'
L92	N68°40'12"E	37.49'
L93	N82°33'34"E	38.05'
L94	S85°42'43"E	92