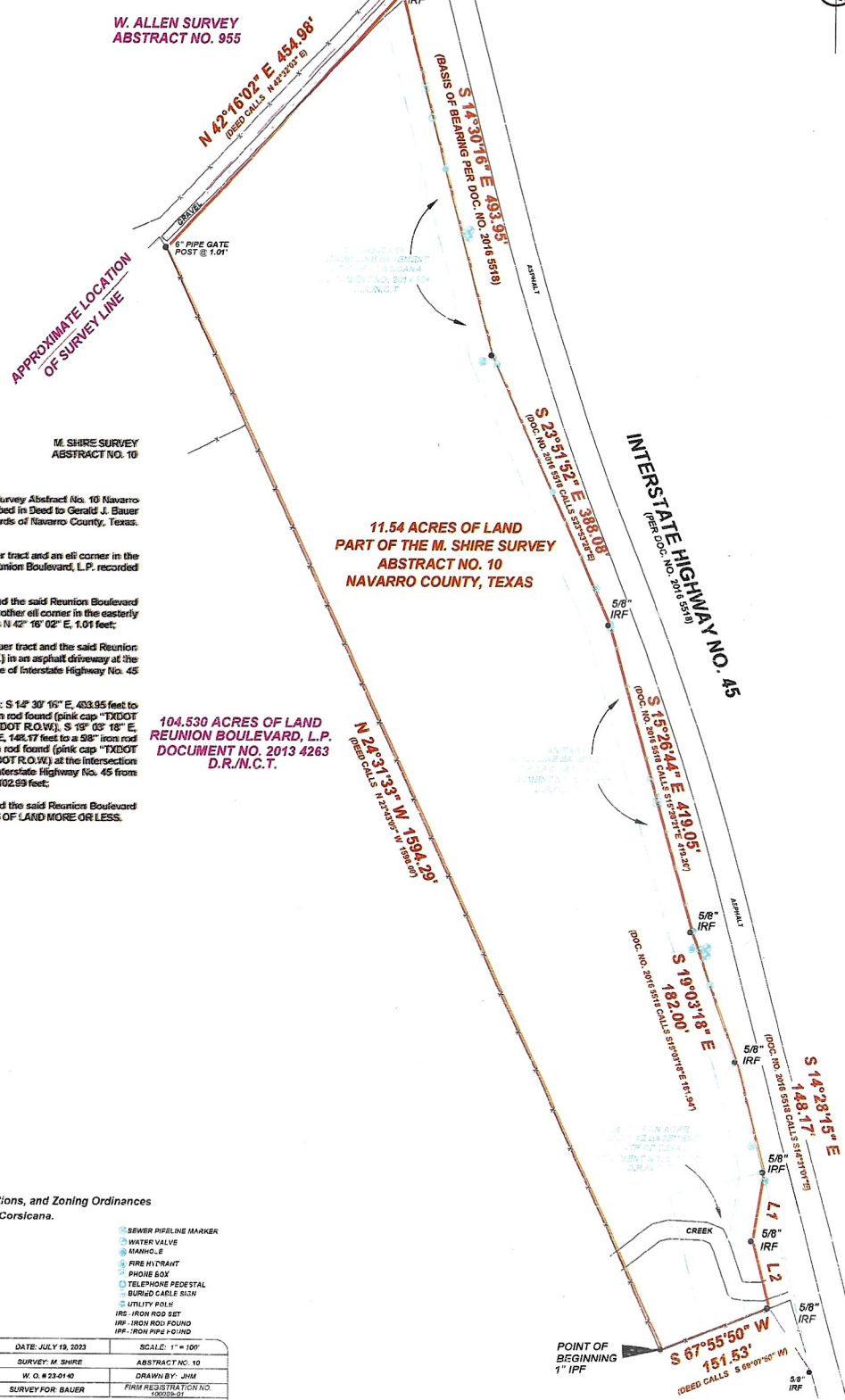
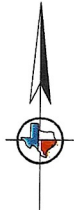


# PLAT OF SURVEY



### FIELD NOTES

11.54 ACRES OF LAND PART OF THE BAUER TRACT  
 NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the M. Shire Survey Abstract No. 10 Navarro County, Texas and being part of a called 13.394 acre tract of land as described in Deed to Gerald J. Bauer and Heidi A. Bauer recorded in Document No. 2017 0296 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1" iron pipe found at the southerly corner of the said Bauer tract and an ell corner in the easterly line of a called 104.530 acre tract of land as described in Deed to Reunion Boulevard, L.P. recorded as Document No. 2013 4263 of the Deed Records of Navarro County, Texas;

THENCE,  $N 24^{\circ} 31' 33'' W$ , along the common line of the said Bauer tract and the said Reunion Boulevard tract 1594.29 feet to a point for 1/2" westerly corner of this tract and being another ell corner in the easterly line of the said Reunion Boulevard tract from which a 6" pipe-gate post bears  $N 42^{\circ} 16' 02'' E, 1.01'$  feet;

THENCE,  $N 42^{\circ} 16' 02'' E$ , continuing along the common line of the said Bauer tract and the said Reunion Boulevard tract 454.98 feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W.") in an asphalt driveway at the intersection of the northerly line of the said Bauer tract and the westerly line of Interstate Highway No. 45 (Doc. No. 2016 5518);

THENCE, along the westerly line of said Interstate Highway No. 45 as follows:  $S 14^{\circ} 30' 16'' E, 403.95'$  feet to a point at the base of a power pole,  $S 23^{\circ} 51' 52'' E, 388.09'$  feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W."),  $S 15^{\circ} 28' 44'' E, 416.05'$  feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W."),  $S 19^{\circ} 03' 18'' E, 182.00'$  feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W."),  $S 14^{\circ} 23' 15'' E, 148.17'$  feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W."),  $S 09^{\circ} 06' 26'' W, 92.67'$  feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W.") and  $S 14^{\circ} 23' 15'' E, 88.98'$  feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W.") at the intersection of the southerly line of the said Bauer tract and the westerly line of said Interstate Highway No. 45 from which a 5/8" iron rod found (pink cap "TXDOT R.O.W.") bears  $S 32^{\circ} 50' 28'' E, 102.69'$  feet;

THENCE,  $S 67^{\circ} 55' 50'' E$ , along the common line of the said Bauer tract and the said Reunion Boulevard tract 151.53 feet to the POINT OF BEGINNING and CONTAINING 11.54 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per Document No. 2016 5518

This property is subject to Rules, Regulations, and Zoning Ordinances imposed by the City of Corsicana.



- SEWER PIPELINE MARKER
- WATER VALVE
- MANHOLE
- FIRE HYDRANT
- PHONE BOX
- TELEPHONE PEDESTAL
- BURIED CABLE SIGN
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND

I, Eric Sterling Sanford, R.P.L.S. 8885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of July 2023 and all corners are as shown hereon. Use of this plat for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership. This survey was performed without the benefit of a site commitment and shows only those easements the surveyor was made aware of.

DATE: JULY 19, 2023	SCALE: 1" = 100'
SURVEY: M. SHIRE	ABSTRACT NO. 10
W. O. # 23-0140	DRAWN BY: JWH
SURVEY FOR: BAUER	FILE# RESTRICTION NO. 100235-01
<b>SHALLOW CREEK LAND SURVEY CO.</b> P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

LINE	BEARING	DISTANCE
L1	$S 09^{\circ} 08' 26'' W$	92.67'
L2	$S 14^{\circ} 23' 15'' E$	88.98'

104.530 ACRES OF LAND REUNION BOULEVARD, L.P. DOCUMENT NO. 2013 4263 D.R./N.C.T.

FIELD NOTES

11.54 ACRES OF LAND  
PART OF THE BAUER TRACT

M. SHIRE SURVEY  
ABSTRACT NO. 10

NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the M. Shire Survey Abstract No. 10 Navarro County, Texas and being part of a called 13.394 acre tract of land as described in Deed to Gerald J. Bauer and Heidi A. Bauer recorded in Document No. 2017 6286 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1" iron pipe found at the southerly corner of the said Bauer tract and an ell corner in the easterly line of a called 104.530 acre tract of land as described in Deed to Reunion Boulevard, L.P. recorded as Document No. 2013 4263 of the Deed Records of Navarro County, Texas;

THENCE, N 24° 31' 33" W, along the common line of the said Bauer tract and the said Reunion Boulevard tract 1594.29 feet to a point for the westerly corner of this tract and being another ell corner in the easterly line of the said Reunion Boulevard tract from which a 6" pipe gate post bears N 42° 16' 02" E, 1.01 feet;

THENCE, N 42° 16' 02" E, continuing along the common line of the said Bauer tract and the said Reunion Boulevard tract 454.98 feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W.") in an asphalt driveway at the intersection of the northerly line of the said Bauer tract and the westerly line of Interstate Highway No. 45 (Doc. No. 2016 5518);

THENCE, along the westerly line of said Interstate Highway No. 45 as follows: S 14° 30' 16" E, 493.95 feet to a point at the base of a power pole, S 23° 51' 52" E, 388.08 feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W."), S 15° 26' 44" E, 419.05 feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W."), S 19° 03' 18" E, 182.00 feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W."), S 14° 28' 15" E, 148.17 feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W."), S 09° 06' 26" W, 92.67 feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W.") and S 14° 23' 15" E, 88.98 feet to a 5/8" iron rod found (pink cap "TXDOT R.O.W.") at the intersection of the southerly line of the said Bauer tract and the westerly line of said Interstate Highway No. 45 from which a 5/8" iron rod found (pink cap "TXDOT R.O.W.") bears S 32° 50' 28" E, 102.99 feet;

THENCE, S 67° 55' 50" E, along the common line of the said Bauer tract and the said Reunion Boulevard tract 151.53 feet to the POINT OF BEGINNING and CONTAINING 11.54 ACRES OF LAND MORE OR LESS.

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