

PLAT OF SURVEY

FIELD NOTES

156.54 ACRES OF LAND
PART OF THE BAUER TRACT

W. BOWEN SURVEY ABSTRACT NO. 69
J. SMITH SURVEY ABSTRACT NO. 726

NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the W. Bowen Survey Abstract No. 69 and the J. Smith Survey Abstract No. 726 Navarro County, Texas and being part of a called 456.610 acre tract of land as described in Deed to Gerald J. Bauer and Heidi A. Bauer recorded as Document No. 2017 6289 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point for the easterly corner of the said Bauer tract and at the intersection of the southwesterly line of the BNSF Rail Road with the northwesterly line of Farm to Market Road No. 637 from which a 1/2" iron rod set (red cap "Shallow Creek") bears S 57°25'36" W, 40.69 feet;

THENCE, S 57° 25' 36" W, along the northwesterly line of said Farm to Market Road No. 637 1134.74 feet to a 1/2" iron rod found at the easterly corner of a called 120.90 acre tract of land as described in Deed to Gary N. Holloway and Debra L. Holloway recorded as Document No. 2016 52 of the Deed Records of Navarro County, Texas from which a 1 1/2" iron pipe found bears S 57° 25' 36" W, 2689.40 feet;

THENCE, along the northeasterly line of the said 120.90 acre Holloway tract as follows: N 30° 03' 05" W, 448.02 feet to a 1/2" iron rod found, N 25° 31' 09" W, 485.01 feet to a 1/2" iron rod found and N 25° 09' 26" W, 591.76 feet to a 1/2" iron rod found at the northerly corner of the said 120.90 acre Holloway tract and the most easterly corner of a called 23.54 acre tract of land as described in Deed to Gary N. Holloway and Debra L. Holloway recorded as Document No. 2017 2445 of the Deed Records of Navarro County, Texas;

THENCE, with the said 23.54 acre Holloway tract as follows: N 25° 03' 14" W, 171.17 feet to a 2" iron pipe found at the most northerly corner of the said 23.54 acre Holloway tract and S 70° 31' 50" W, 3483.60 feet to a 1/2" iron rod found for the westerly corner of the said 23.54 acre Holloway tract and in the northeasterly line of a called 47.073 acre tract of land as described in Deed to The State Of Texas recorded as Document No. 2017 2445 of the Deed Records of Navarro County, Texas for State Highway 31 by-pass;

THENCE, with said State Highway 31 by-pass as follows: N 45° 50' 06" W, 500.52 feet to a 1/2" iron rod set (red cap "Shallow Creek"), N 00° 50' 51" W, 84.71 feet to a 5/8" iron rod found (pink cap "TxDot ROW"), N 55° 57' 52" E, 485.49 feet to a 5/8" iron rod found (pink cap "TxDot ROW"), N 64° 05' 05" E, 476.37 feet to a 5/8" iron rod found (pink cap "TxDot ROW"), N 51° 32' 02" E, 210.92 feet to a 5/8" iron rod found (pink cap "TxDot ROW") and N 37° 00' 05" E, 321.94 feet to a 5/8" iron rod found (pink cap "TxDot ROW") at the beginning of a curve to the left having a radius of 6990.00 feet, an angle of 8° 58' 45" and a chord that bears N 43° 43' 50" E, 1094.32 feet;

THENCE, along said curve to the left 1095.44 feet to a 5/8" iron rod found (pink cap "TxDot ROW");

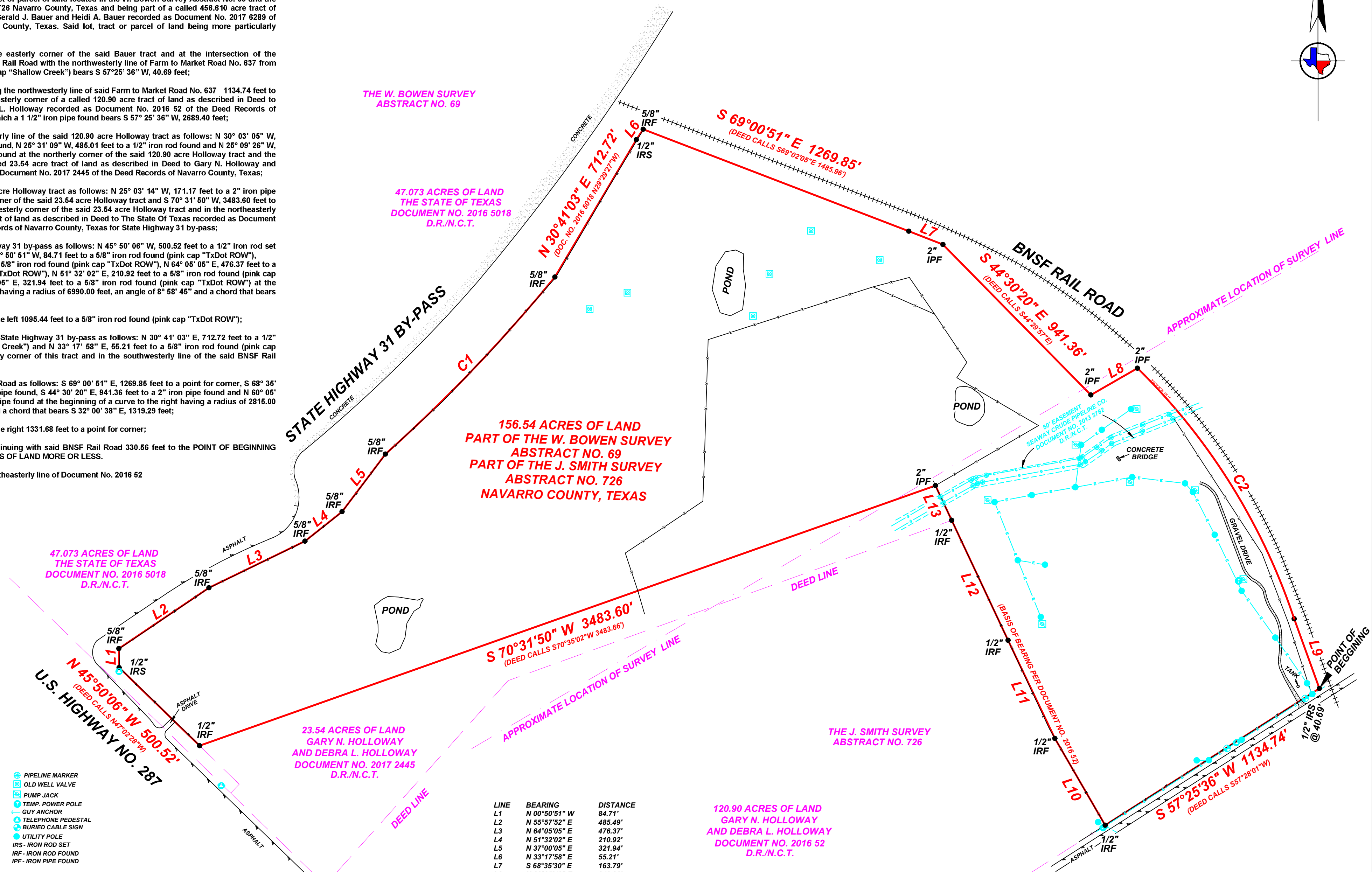
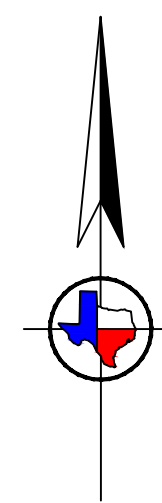
THENCE, continuing with said State Highway 31 by-pass as follows: N 30° 41' 03" E, 712.72 feet to a 1/2" iron rod set (red cap "Shallow Creek") and N 33° 17' 58" E, 55.21 feet to a 5/8" iron rod found (pink cap "TxDot ROW") for the northerly corner of this tract and in the southwesterly line of the said BNSF Rail Road;

THENCE, with said BNSF Rail Road as follows: S 69° 00' 51" E, 1269.85 feet to a point for corner, S 68° 35' 31" E, 163.79 feet to a 2" iron pipe found, S 44° 30' 20" E, 941.36 feet to a 2" iron pipe found and N 60° 05' 48" E, 240.26 feet to a 2" iron pipe found at the beginning of a curve to the right having a radius of 2815.00 feet, an angle of 27° 06' 17" and a chord that bears S 32° 00' 38" E, 1319.29 feet;

THENCE, along said curve to the right 1331.68 feet to a point for corner;

THENCE, S 19° 54' 29" E, continuing with said BNSF Rail Road 330.56 feet to the POINT OF BEGINNING and CONTAINING 156.54 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per northeasterly line of Document No. 2016 52



- PIPELINE MARKER
- OLD WELL VALVE
- PUMP JACK
- TEMP. POWER POLE
- GUY ANCHOR
- TELEPHONE PEDESTAL
- BURIED CABLE SIGN
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND

I, Eric Sterling Samford, R.P.L.S. 5885, 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 October 2021 and all corners are as shown hereon. Use of this survey 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 title commitment and shows only those easements the surveyor was made aware of.

Eric Sterling Samford
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

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| DATE: OCTOBER 26, 2021 | SCALE: 1" = 300' |
| SURVEY: W. BOWEN ABSTRACT NO. 69 | ABSTRACT NO. 69 |
| SURVEY: J. SMITH ABSTRACT NO. 726 | ABSTRACT NO. 726 |
| W. O. # 21-0117 | DRAWN BY: B. WILSON |
| SURVEY FOR: BAUER | FIRM REGISTRATION NO. 100089-01 |
| SHALLOW CREEK LAND SURVEY CO. | |
| P.O. BOX 1212 | |
| CORSICANA, TEXAS 75151 | |
| (903) 872-3202 | |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 00°50'51" W | 84.71' |
| L2 | N 55°57'52" E | 485.49' |
| L3 | N 64°05'05" E | 476.37' |
| L4 | N 51°32'02" E | 210.92' |
| L5 | N 37°00'05" E | 321.94' |
| L6 | N 33°17'58" E | 55.21' |
| L7 | S 68°35'30" E | 163.79' |
| L8 | N 60°05'48" E | 240.26' |
| L9 | S 19°54'29" E | 330.56' |
| L10 | N 30°03'05" W | 448.02' |
| L11 | N 25°31'09" W | 485.01' |
| L12 | N 25°09'26" W | 591.76' |
| L13 | N 25°03'14" W | 171.17' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 6990.00' | 1095.44' | 1094.32' | N 43°43'50" E | 8°58'45" |
| C2 | 2815.00' | 1331.68' | 1319.29' | S 32°00'38" E | 27°06'17" |