

FIELD NOTES

David W. Welch
126.976 Acres

M. Autrey Survey, A-13
Navarro County, Texas

All that certain lot, tract or parcel of land, located within the Micajah Autrey Survey, Abstract Number 13 in Navarro County, Texas, being the residue of a called 129.4 acre tract described in Warranty Deed recorded in Volume 1209, Page 628 and being all of a called 2.00 acre tract described in a Warranty Deed recorded in Volume 1068, Page 295 both recorded in the Deed Records of Navarro County, Texas (D.R.N.C.T.), and being described by metes and bounds as follows:

BEGINNING at a set 1/2 inch iron rod in the southeast margin of the Union Pacific Railroad, being the northeast corner of a called 2.850 acre tract described in Instrument Number 2018-00006344 of the Official Records of Navarro County, Texas (O.R.N.C.T.), being the northeast corner of a called 156.85 acre tract described in Volume 165, Page 611 (D.R.N.C.T.), and being the most northerly corner of a proposed Tarrant Regional Water District 11.283 acre tract (Parcel 892) of the Integrated Pipeline Project, from which a found 5/8 inch iron rod capped "TRANSYSTEMS" bears South 78°56'38" West, 16.74 feet;

THENCE North 79°03'32" East with the southeast margin of said railroad and the northwest margin of SE County Road 0185, at a distance of 1,160.20 feet passing a found 1/2 inch iron rod at the northeast corner of said 2.00 acre tract, and continuing a total distance of 1,382.80 feet to a set 1/2 inch iron rod in the southeast margin of said railroad, being 50.0 feet from the centerline of the same, from which a set 1/2 inch iron rod for reference bears South 31°46'10" East, 59.20 feet and a power pole for reference bears South 54°15' East, 78.00 feet;

THENCE South 31°46'10" East with the northeast line of said 129.4 acre tract and continuing with the southwest line of the Kerens Cemetery, as recorded in Volume 988, Page 641 (D.R.N.C.T.), at a distance of 800.50 feet passing a found 2 inch pipe chain-link fence corner in the west line of said cemetery, same being the southwest line of the Kerens Cemetery 8.5 acre tract described in Volume 172, Page 17 (D.R.N.C.T.), and continuing with a chain-link fence and the occupied southwest line of said cemetery a total distance of 1,732.96 feet to a found 2 inch pipe fence chain-link fence corner, being the south corner of said 8.5 acre tract and the occupied south corner of said cemetery, being the occupied west corner of a called 97.5 acre tract described in Volume 1507, Page 560 (O.R.N.C.T.), and being the west corner of a called 2 acre tract described in Volume 522, Page 310 (D.R.N.C.T.);

THENCE South 33°05'11" East, a distance of 452.31 feet to a found 1/2 inch iron pipe in a fence, being in the occupied southwest line of said 97.5 acre tract and in the occupied northeast line of said 129.4 acre tract;

THENCE South 32°10'53" East with a fence and the common occupied line of said 129.4 acre and said 97.5 acre tracts, a distance of 2,179.68 feet to a found 1/2 inch iron pipe at a cross-tie fence corner, being the occupied southeast corner of said 129.4 acre tract, the occupied southwest corner of said 97.5 acre tract, and being in the north line of the residue of a called 80.057 acre tract described in Instrument Number 2016-00007557 (O.R.N.C.T.)

THENCE North 89°39'54" West with a fence and the common occupied line of said 129.4 acre and said 80.057 acre tracts, a distance of 1,651.82 feet to a found cross-tie fence corner, being the occupied southwest corner of said 129.4 acre tract and in the northeast line of the aforementioned 156.85 acre tract;

THENCE North 30°59'41" West with a fence and the common occupied line of said 129.4 acre and said 156.85 acre tracts, a distance of 998.21 feet to a found 5/8 inch iron rod capped "TRANSYSTEMS" at the south corner of the aforementioned 2.85 acre tract, and being an angle corner of this tract;

THENCE North 20°02'37" West with the east line of said 2.85 acre tract, a distance of 372.74 feet to a set 1/2 inch iron rod at the most easterly corner of the same;

THENCE North 31°57'22" West with the northeast line of said 2.85 acre tract, a distance of 2,615.50 feet to the PLACE OF BEGINNING containing 126.976 acres of land, of which approximately 1.17 acres lies beneath SE County Road 0185.

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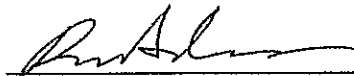
Note:

- 1.) A plat of an even date accompanies this description.
- 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).

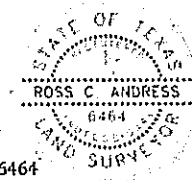
Surveyor's Certificate:

I, Ross C. Andress, Texas Registered Professional Land Surveyor No. 6464, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 20th day of December, 2018 A.D.



Ross C. Andress
Texas Registered Professional Land Surveyor No. 6464



ANDRESS
SURVEYING, LLC



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Project Number: 2018-0272