

and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found in the north line of U.S. Highway 287 for the south corner of said Walters Tract and the west corner of the 0.60 acre tract of land conveyed to Justin Farmer by Warranty Deed recorded in Instrument Number 2018-6867, DRNCT;

THENCE N 71°45'14" W, (Deed - N 70°31'57" W, 167.21 feet), along the south line of said Walters Tract and the north line of Highway 287, a distance of 167.07 feet to a concrete highway monument for the east corner of the 0.4528 acre tract of land described in proposed conveyance to the Texas Department of Transportation in letter dated November 18, 2020;

THENCE N 71°13'34" W, along the north line of said 0.4528 acre tract, a distance of 386.46 feet to a concrete highway monument in the south line of the said Walters Tract and in the north line of Highway 287 for an interior corner of said Walters Tract and the west corner of said 0.4528 acre tract and the east corner of the 0.5629 acre tract of land described in proposed conveyance to the Texas Department of Transportation in letter dated November 18, 2020;

THENCE N 70°47'00" W, along the north line of said 0.5629 acre tract, a distance of 137.90 feet to a 1/2" iron rod set with cap marked "WLSO RPLS 5331" for the north corner of said 0.5629 acre tract;

THENCE S 82°20'59" W, continuing along the north line of said 0.5629 acre tract, a distance of 535.12 feet to a 1/2" iron rod set with cap marked "WLSO RPLS 5331" in the west line of said Walters Tract and the east line of the 53.773 acre tract of land (Tract One) conveyed to Andra Miller, et al by Distribution Deed recorded in Instrument Number 2015-7905, DRNCT for the northwest corner of said 0.5629 acre tract;

N 31°53'43" W (Deed - N 30°48'58" W), along the west line of said Walters Tract and the east line of said 53.773 acre tract, a distance of 111.40 feet to a 5/8" iron rod found for the northwest corner of said Walters Tract and the southwest corner of the 50.00 acre tract of land conveyed to Jason Burnham by Warranty Deed recorded in Instrument Number 2015-638, DRNCT;

THENCE N 57°59'11" E (Deed - N 59°06'41" E, 1095.02 feet, along the westerly north line of said Walters Tract and the south line of said 50.00 acre tract, a distance of 1095.02 feet to a 5/8" iron rod found in the west line of Lot 7 in Eagles Crossing, Phase II, an addition in Navarro County, Texas, according to the Plat thereof recorded in Volume 7, Page 165 of the Plat Records of Navarro County, Texas (PRNCT) for the northerly northeast corner of said Walters Tract and the southeast corner of said 50.00 acre tract;

Crossing, Phase I, an addition in Navarro County, Texas, according to the Plat thereof recorded in Volume 7, Page 164, PRNCT, in all, a distance of 744.99 feet to a 5/8" iron rod found for an interior corner of said Walters Tract and the southwest corner of Lot 1 in Eagles Crossing, Phase I;

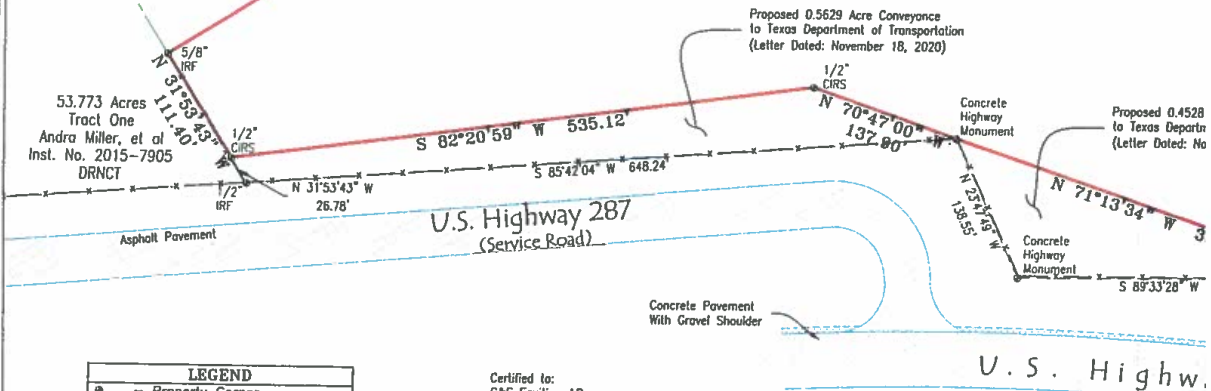
THENCE N 58°11'03" E (Deed - N 59°15'02" E, Same Distance), along the easterly north line of said Walters Tract and the south line of Lot 1, passing at 291.49 feet a 5/8" iron rod found for the southeast corner of Lot 1, in all, a distance of 321.00 feet to a point in SE County Road 3010 for the easterly northeast corner of said Walters Tract;

THENCE S 32°03'44" E (Deed - S 30°53'22" E, 123.29 feet), along the most easterly south line of said Walters Tract and along SE County Road 3010, a distance of 123.18 feet to a point in the north line of the 2.54 acre tract of land conveyed to Fredrick J. Heinen by Warranty Deed recorded in Instrument Number 2016-6126, DRNCT for the southeast corner of said Walters Tract;

THENCE S 58°11'08" W (Deed - S 59°18'43" W, Same Distance), along the easterly south line of said Walters Tract and the north line of said 2.54 acre tract, passing at 8.51 feet a 3/4" iron pipe found for witness, and passing the northwest corner of said 2.54 acre tract and the northeast corner of said 0.60 acre tract, in all, a distance of 490.02 feet to the PLACE OF BEGINNING and containing 12.807 acres of land as surveyed on the ground on March 9, 2021 by Walker Land Surveying Company. Basis of bearings is GPS observation, Texas Coordinate System, North Central Zone. Beginning coordinate - Northing=6703343.66, Easting=2622474.26.

50.00 Acres
Jason Burnham
Inst. No. 2015-638
DRNCT

12.807 Acres
James Smith Survey
Abstract No. 726



LEGEND	
●	Property Corner
IP	Iron Pipe
IR	Iron Rod
FD	Found
POB	Place of Beginning
ROW	Right of Way
C/L	Centerline
B.L.	Building Line
U.E.	Utility Easement
D&UE	Drainage & Utility Easement
P/P	Power Pole
X	Spot Elevations
→	Drainage Flow
1/2"	1/2" Iron rod set with cap
CIRS	marked "WLSO RPLS 5331"

Walker Land Surveying Company

P.O. Box 2911 Waxahachie, Texas 75168
TBPLS Firm No. 10112400

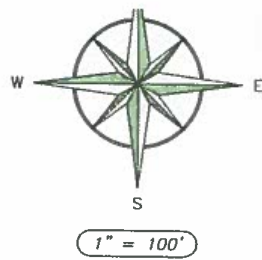
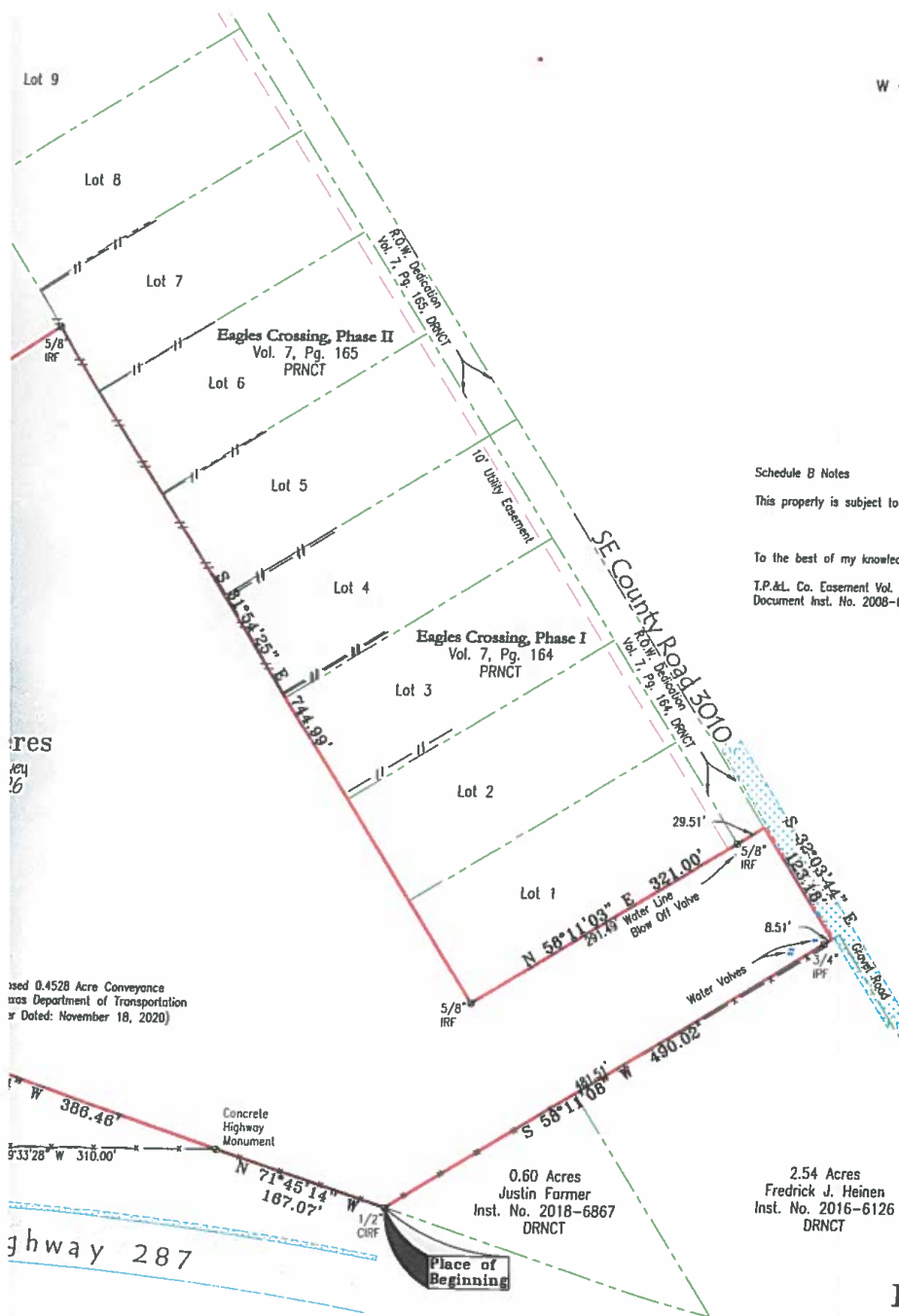
Copyright ©2021 Walker Land Surveying Company. All rights reserved.

Certified to:

G&S Equities, LP

Sandra L. Walters, Leslie L. Walters, and Leslie L. Walters as
Trustee of the Leslie L. Walters Children's Trust
Lowell O. Dunn, P.C.

This is to certify that I have, on this date, made a true and correct on the ground survey of the subject property. The plot hereon is an accurate representation of the boundary and area as determined by survey. The size, location, and type of buildings and improvements are as shown. Any visible utilities and easements are located as shown. I do not warrant that these shown comprise all such utilities in the area, whether in service or abandoned. I further certify that no portion of the subject property is located in a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Navarro County, Texas, Map 48349C0400 D, Zone X. This survey plot was prepared for title purposes in conjunction with Lowell O. Dunn, P.C.; Gf# CT21-3005-0. Easements, right-of-ways, and other exceptions shown are according to the Schedule B provided. The surveyor has not abstracted the property. This survey substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey. This survey was completed exclusively for the above named parties in the original transaction only. It was completed for single use only and no license is granted for any other use without the express written consent of Walker Land Surveying Company. This survey plot contains material protected by United States copyright law and international treaties. Copyright ©2021 Walker Land Surveying Company. All rights reserved. All original copies are multi-colored and marked with the Surveyor's embossed seal. Only these copies may be considered true and correct copies. Any copies not multi-colored and marked with the embossed seal are illegal copies and render this certification null and void.



Schedule B Notes

This property is subject to the water easement recorded in Vol. 1589, Pg. 475, DRNCT

To the best of my knowledge and belief, the following easements do not affect this

T.P.&L. Co. Easement Vol. 952, Pg. 158, DRNCT
Document Inst. No. 2008-6343, DRNCT

used 0.4528 Acre Conveyance
was Department of Transportation
Dated: November 18, 2020

BOUNDARY SURVEY
12.807 Acres
James Smith Survey, Abstract No.
Navarro County, Texas

J. Shawne Walker
 J. Shawne Walker, R.P.L.S.
 Texas Registration No. 5331
 3/12/21

Date: March 9, 2021
 Scale: 1"=100'
 Project Number: 210012R