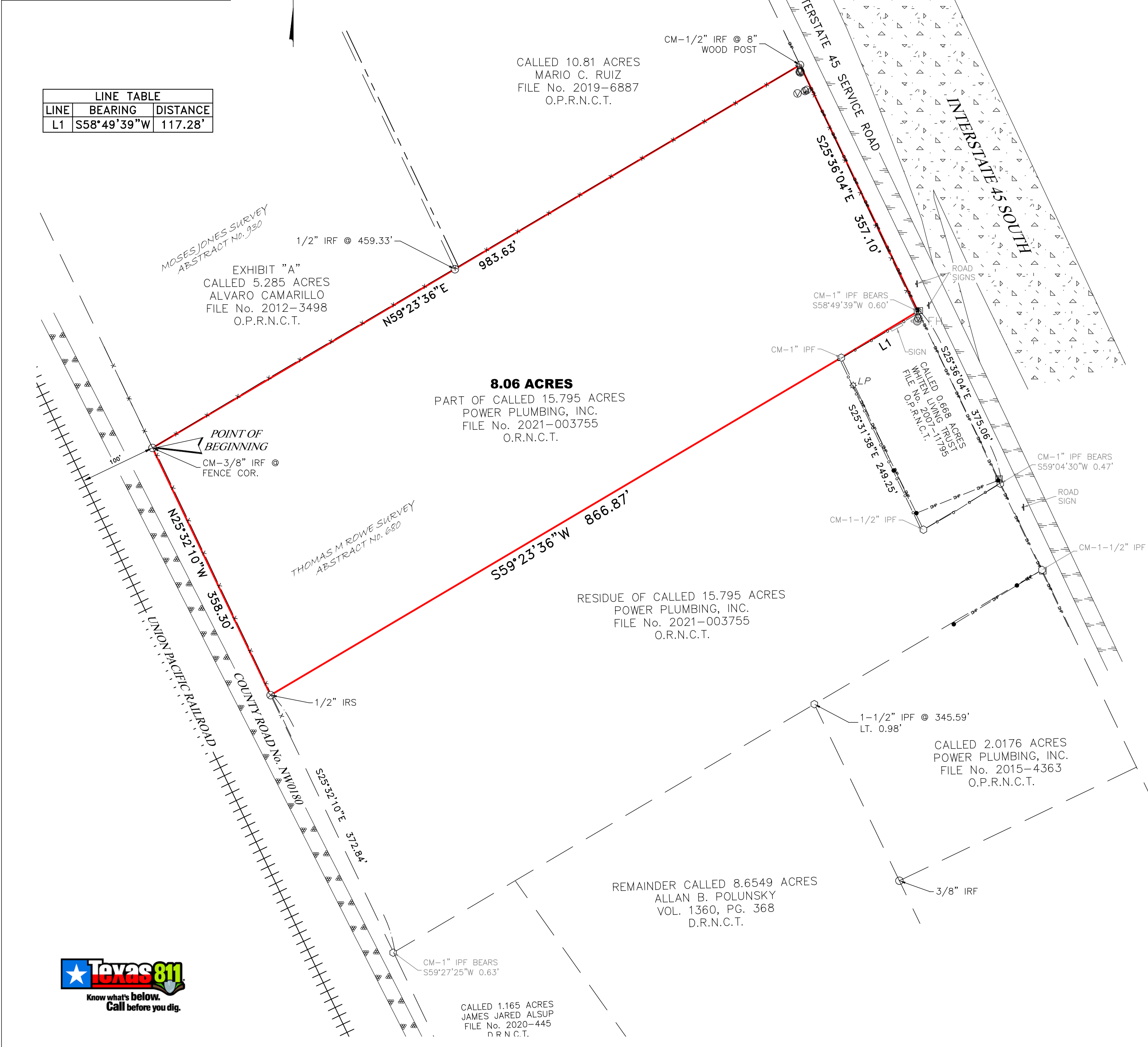


**LEGEND**

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

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S58°49'39"W	117.28'



Being an 8.06 acre tract or parcel of land situated in the Thomas M. Rowe Survey, Abstract No. 680, Navarro County, Texas, being part of a called 15.795 acre tract of land conveyed to Power Plumbing, Inc., recorded in File No. 2021-003755, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at a fence corner for the Northwest corner of said 15.795 acre tract, the Southwest corner of a called 5.285 acre tract of land conveyed to Alvaro Camarillo, recorded in File No. 2012-3498, Official Public Records of Navarro County, Texas, on the East right-of-way of the Union Pacific Railroad, and on the occupied East right-of-way of County Road No. NW0180;

THENCE North 59 Degrees 23 Minutes 36 Seconds East, generally along a fence, with the North line of said 15.795 acre tract and with the South line of said 5.285 acre tract, passing at 459.33 feet a 1/2" iron rod found for the Southeast corner of said 5.285 acre tract and the Southwest corner of a called 10.81 acre tract conveyed to Mario C. Ruiz, recorded in File No. 2019-6887, Official Public Records of Navarro County, Texas, continuing on for a total distance of 983.63 feet to a 1/2" iron rod found at an 8" wood post for the Northeast corner of said 15.795 acre tract, the Southeast corner of said 10.81 acre tract, and on the West right-of-way of Interstate 45;

THENCE South 25 Degrees 36 Minutes 04 Seconds East, with an East line of said 15.795 acre tract and with the West right-of-way of Interstate 45, a distance of 357.10 feet to a point for a Southeast corner of said 15.795 acre tract and the Northeast corner of a called 0.668 acre tract of land conveyed to Whiten Living Trust, recorded in File No. 2007-11795, Official Public Records of Navarro County, Texas, from which a 1" iron pipe found bears South 58 Degrees 49 Minutes 39 Seconds West, a distance of 0.60 feet;

THENCE South 58 Degrees 49 Minutes 39 Seconds West, with a common line of the said 15.795 acre tract and the 0.668 acre tract, a distance of 117.28 feet to a 1" iron pipe found, for an interior ell corner of said 15.795 acre tract and the Northwest corner of said 0.668 acre tract, from which a 1-1/2" iron pipe found bears South 25 Degrees 31 Minutes 38 Seconds East, a distance of 249.25 feet;

THENCE South 59 Degrees 23 Minutes 36 Seconds West, over and across said 15.795 acre tract, a distance of 866.87 feet to a 1/2" iron rod set on the West line of said 15.795 acre tract, on the East right-of-way of the Union Pacific Railroad, and on the occupied East right-of-way of said County Road No. NW0180, from which the Southwest corner of said 15.795 acre tract bears South 25 Degrees 32 Minutes 10 Seconds East, a distance of 372.84 feet;

THENCE North 25 Degrees 32 Minutes 10 Seconds West, generally along a fence, with the West line of said 15.795 acre tract, with the East right-of-way of the Union Pacific Railroad, and with the occupied East right-of-way of County Road No. NW0180, a distance of 358.30 feet to a to the POINT OF BEGINNING and CONTAINING 8.06 acres of land.

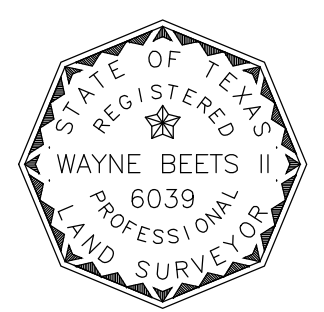
THE FOLLOWING EASEMENTS ARE BLANKET:  
 e. TO AMERICAN TELEPHONE AND TELE. CO., VOL. 501, PG. 479.  
 f. TO LONE STAR GAS, VOL. 756, PG. 673.  
 g. TO RICE WATER SUPPLY AND SEWER SERVICE CORP., VOL. 1616, PG. 58.

- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
  - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
  - 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
  - 4) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
  - 5) SEE LEGAL DESCRIPTION MADE THIS SAME DATE, AND JOB NUMBER.
  - 6) INTERSTATE 45 IS AN ACCESS RESTRICTED HIGHWAY. SEE TXDOT FOR ACCESS PERMISSION AND LOCATION.



I, Wayne Beets II RPLS No. 6039, do hereby certify to: W. Ray Harrison and Republic Title under G.F. No. 1002-338902-RTT, dated June 09, 2021: 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: *Wayne Beets*  
 WAYNE BEETS II  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6039



<b>INTERSTATE 45 RICE, TEXAS</b>		 <b>WAYNE BEETS</b>
DATE:	06-29-2021	
SCALE:	1" = 100'	7920 FM 316 EUSTACE, TEXAS 75124 903-288-6810
JOB NO.:	W2021-036	
CLIENT:	THE BECKHAM GROUP	
TECHNICIAN:	EWB	

