

0' 50' 100'
SCALE: 1" = 100'

R. WHITE SURVEY,
ABSTRACT NO. 880

EYCHESON RANCHES, LLC
INST. NO. 2011-3408
OPRNCT

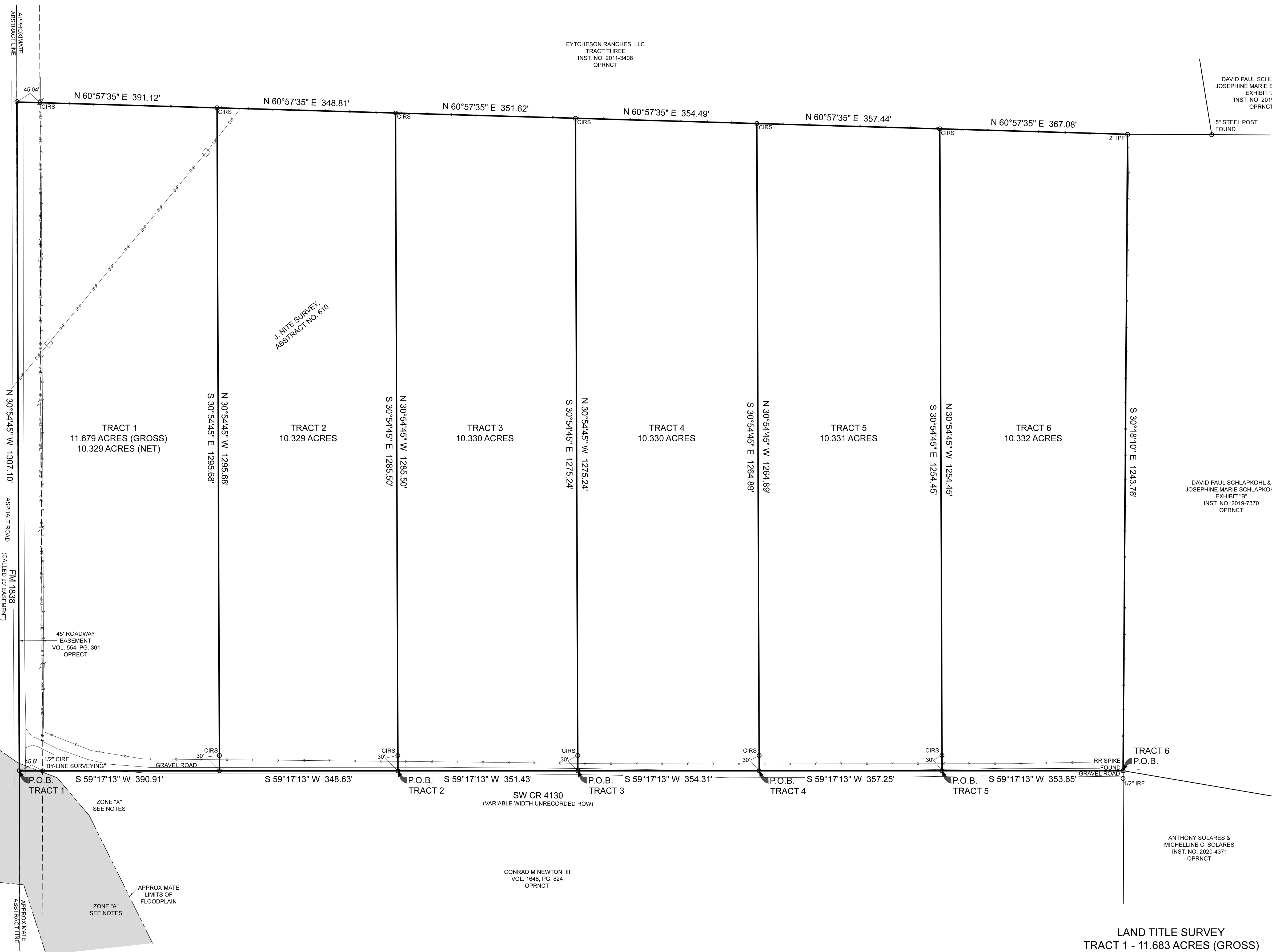
EYCHESON RANCHES, LLC
TRACT THREE
INST. NO. 2011-3408
OPRNCT

DAVID PAUL SCHLAPKOHL &
JOSEPHINE MARIE SCHLAPKOHL
EXHIBIT "A"
INST. NO. 2019-7370
OPRNCT

DAVID PAUL SCHLAPKOHL &
JOSEPHINE MARIE SCHLAPKOHL
EXHIBIT "B"
INST. NO. 2019-7370
OPRNCT

ANTHONY SOLARES &
MICHELLE C. SOLARES
INST. NO. 2020-4371
OPRNCT

CONRAD M NEWTON, III
VOL. 1648, PG. 824
OPRNCT



NOTES:
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.
AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED". ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48349C0700D DATED JUNE 5, 2012, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- LEGEND:
- POWER POLE
 - TRANSFORMER TOWER
 - FENCE LINE (VARIOUS TYPES)
 - OVERHEAD UTILITY LINES
 - CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
 - OPRNCT OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
 - (XXX) INDICATE RECORD OR DEED CALLS
 - ROW RIGHT-OF-WAY

LAND TITLE SURVEY
TRACT 1 - 11.683 ACRES (GROSS)
10.329 ACRES (NET)
TRACT 2 - 10.332 ACRES
TRACT 3 - 10.332 ACRES
TRACT 4 - 10.332 ACRES
TRACT 5 - 10.332 ACRES
TRACT 6 - 10.332 ACRES

SITUATED IN THE
J. NITE SURVEY
ABSTRACT NO. 610
NAVARRO COUNTY, TEXAS

PROJECT NO. 2182

TEXAS REALITY CAPTURE & SURVEYING, LLC

P.O. BOX 252
WAXAHACHE, TEXAS 75168
409.618.0338
TBPLS FIRM NO 10194359

TEXAS REALITY CAPTURE & SURVEYING, LLC

TRACT 1
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. NITE SURVEY, ABSTRACT 610, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TITUS LAND HOLDINGS, LLC, AWAY HOLDINGS, LLC AND MOVE-LAND, LLC, RECORDED IN INSTRUMENT NO. 2022-8941, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (OPRNCT) (SAID TITUS LAND HOLDINGS TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TITUS LAND HOLDINGS TRACT, THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO CONRAD M. NEWTON, III, RECORDED IN VOLUME 1648, PAGE 824, OPRNCT, SAME BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT ONE IN DEED TO EYTCHESON RANCHES, LLC, RECORDED IN INSTRUMENT NO. 2011-3408, OPRNCT, AND IN THE APPROXIMATE CENTERLINE OF FM HIGHWAY 1838 (A CALLED 90 RIGHT-OF-WAY (ROW)) (SAID FM 1838), AND BEING THE SOUTHWEST CORNER OF A RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 554, PAGE 361, OPRNCT,

THENCE N 30°54'45" W, ALONG THE WEST LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON EAST LINE OF SAID EYTCHESON RANCHES TRACT ONE, SAME BEING THE APPROXIMATE CENTERLINE OF SAID FM 1838, ALSO BEING THE WEST LINE OF SAID STATE OF TEXAS RIGHT-OF-WAY EASEMENT, A DISTANCE OF 1307.10 FEET TO THE NORTHWEST CORNER OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT THREE IN DEED TO EYTCHESON RANCHES, LLC, RECORDED IN INSTRUMENT NO. 2011-3408, OPRNCT, SAME BEING THE NORTHWEST CORNER OF SAID STATE OF TEXAS RIGHT-OF-WAY EASEMENT,

THENCE N 60°57'35" E, ALONG THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF SAID EYTCHESON RANCHES TRACT THREE, PASSING AT A DISTANCE OF 45.04 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID STATE OF TEXAS RIGHT-OF-WAY EASEMENT TRACT, A TOTAL DISTANCE OF 391.12 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 60°58'46" E, A DISTANCE OF 1779.44 FEET,

THENCE S 30°54'45" E, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 1285.59 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1285.68 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF SAID NEWTON TRACT, AND IN THE APPROXIMATE CENTERLINE OF SW COUNTY ROAD 4130 (A VARIABLE WIDTH AND UNRECORDED ROW), FROM WHICH A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 59°17'13" E, A DISTANCE OF 1765.27 FEET,

THENCE S 59°17'13" W, ALONG THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF SAID NEWTON TRACT, AND THE APPROXIMATE CENTERLINE OF SAID SW COUNTY ROAD 4130, PASSING AT A DISTANCE OF 345.32 FEET A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID STATE OF TEXAS RIGHT-OF-WAY TRACT, A TOTAL DISTANCE OF 390.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.879 ACRES OF LAND, MORE OR LESS, WITH 1.350 ACRES BEING IN THE ROW OF FM 1838, LEAVING A NET ACREAGE OF 10.329 ACRES OF LAND, MORE OR LESS.

TRACT 4
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. NITE SURVEY, ABSTRACT 610, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TITUS LAND HOLDINGS, LLC, AWAY HOLDINGS, LLC AND MOVE-LAND, LLC, RECORDED IN INSTRUMENT NO. 2022-8941, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (OPRNCT) (SAID TITUS LAND HOLDINGS TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CONRAD M. NEWTON, III, RECORDED IN VOLUME 1648, PAGE 824, OPRNCT, AND IN THE APPROXIMATE CENTERLINE OF SW COUNTY ROAD 4130 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), FROM WHICH A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 59°17'36" E, A DISTANCE OF 710.91 FEET,

THENCE S 59°17'13" W, ALONG THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF SAID NEWTON TRACT, AND THE APPROXIMATE CENTERLINE OF SAID SW COUNTY ROAD 4130, A DISTANCE OF 354.31 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND, BEARS S 59°17'13" W, A DISTANCE OF 1045.38 FEET,

THENCE N 30°54'45" W, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1285.83 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT THREE IN DEED TO EYTCHESON RANCHES, LLC, RECORDED IN INSTRUMENT NO. 2011-3408, OPRNCT,

THENCE N 60°57'35" E, ALONG THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF SAID EYTCHESON RANCHES TRACT THREE, A DISTANCE OF 354.49 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 60°57'35" E, A DISTANCE OF 724.52 FEET,

THENCE S 30°54'45" E, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 1234.89 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1264.89 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.332 ACRES OF LAND, MORE OR LESS.

TRACT 2
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. NITE SURVEY, ABSTRACT 610, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TITUS LAND HOLDINGS, LLC, AWAY HOLDINGS, LLC AND MOVE-LAND, LLC, RECORDED IN INSTRUMENT NO. 2022-8941, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (OPRNCT) (SAID TITUS LAND HOLDINGS TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CONRAD M. NEWTON, III, RECORDED IN VOLUME 1648, PAGE 824, OPRNCT, AND IN THE APPROXIMATE CENTERLINE OF SW COUNTY ROAD 4130 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), FROM WHICH A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 59°17'13" E, A DISTANCE OF 1416.64 FEET,

THENCE S 59°17'13" W, ALONG THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF SAID NEWTON TRACT, AND THE APPROXIMATE CENTERLINE OF SAID SW COUNTY ROAD 4130, A DISTANCE OF 348.63 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND, BEARS S 59°17'13" W, A DISTANCE OF 345.32 FEET,

THENCE N 30°54'45" W, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1295.88 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT THREE IN DEED TO EYTCHESON RANCHES, LLC, RECORDED IN INSTRUMENT NO. 2011-3408, OPRNCT,

THENCE N 60°57'35" E, ALONG THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF SAID EYTCHESON RANCHES TRACT THREE, A DISTANCE OF 348.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 60°57'35" E, A DISTANCE OF 1430.63 FEET,

THENCE S 30°54'45" E, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 1255.59 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1285.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.329 ACRES OF LAND, MORE OR LESS.

TRACT 5
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. NITE SURVEY, ABSTRACT 610, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TITUS LAND HOLDINGS, LLC, AWAY HOLDINGS, LLC AND MOVE-LAND, LLC, RECORDED IN INSTRUMENT NO. 2022-8941, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (OPRNCT) (SAID TITUS LAND HOLDINGS TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CONRAD M. NEWTON, III, RECORDED IN VOLUME 1648, PAGE 824, OPRNCT, AND IN THE APPROXIMATE CENTERLINE OF SW COUNTY ROAD 4130 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), FROM WHICH A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 59°17'13" E, A DISTANCE OF 353.85 FEET,

THENCE S 59°17'13" W, ALONG THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF SAID NEWTON TRACT, AND THE APPROXIMATE CENTERLINE OF SAID SW COUNTY ROAD 4130, A DISTANCE OF 357.25 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND, BEARS S 59°17'13" W, A DISTANCE OF 1399.68 FEET,

THENCE N 30°54'45" W, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1264.89 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT THREE IN DEED TO EYTCHESON RANCHES, LLC, RECORDED IN INSTRUMENT NO. 2011-3408, OPRNCT,

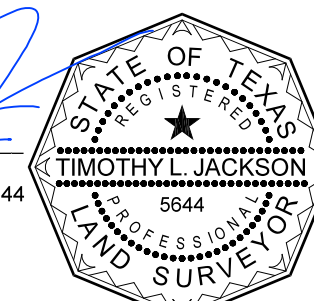
THENCE N 60°57'35" E, ALONG THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF SAID EYTCHESON RANCHES TRACT THREE, A DISTANCE OF 357.44 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 60°57'35" E, A DISTANCE OF 367.08 FEET,

THENCE S 30°54'45" E, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 1224.45 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1254.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.332 ACRES OF LAND, MORE OR LESS.

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEYED PER THE DESCRIPTION SHOWN HEREON. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644
DATED: 09/25/2022



TRACT 3
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. NITE SURVEY, ABSTRACT 610, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TITUS LAND HOLDINGS, LLC, AWAY HOLDINGS, LLC AND MOVE-LAND, LLC, RECORDED IN INSTRUMENT NO. 2022-8941, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (OPRNCT) (SAID TITUS LAND HOLDINGS TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CONRAD M. NEWTON, III, RECORDED IN VOLUME 1648, PAGE 824, OPRNCT, AND IN THE APPROXIMATE CENTERLINE OF SW COUNTY ROAD 4130 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), FROM WHICH A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 59°17'36" E, A DISTANCE OF 1065.21 FEET,

THENCE S 59°17'13" W, ALONG THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF SAID NEWTON TRACT, AND THE APPROXIMATE CENTERLINE OF SAID SW COUNTY ROAD 4130, A DISTANCE OF 351.43 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND, BEARS S 59°17'13" W, A DISTANCE OF 693.95 FEET,

THENCE N 30°54'45" W, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1295.88 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT THREE IN DEED TO EYTCHESON RANCHES, LLC, RECORDED IN INSTRUMENT NO. 2011-3408, OPRNCT,

THENCE N 60°57'35" E, ALONG THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF SAID EYTCHESON RANCH TRACT THREE, A DISTANCE OF 351.82 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, BEARS N 60°57'35" E, A DISTANCE OF 1079.02 FEET,

THENCE S 30°54'45" E, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 1245.21 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1275.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.332 ACRES OF LAND, MORE OR LESS.

TRACT 6
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. NITE SURVEY, ABSTRACT 610, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TITUS LAND HOLDINGS, LLC, AWAY HOLDINGS, LLC AND MOVE-LAND, LLC, RECORDED IN INSTRUMENT NO. 2022-8941, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (OPRNCT) (SAID TITUS LAND HOLDINGS TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT, THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DAVID PAUL SCHLAPKOHL AND JOSEPHINE MARIE SCHLAPKOHL, RECORDED IN INSTRUMENT NO. 2019-7370, OPRNCT, THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO CONRAD M. NEWTON, III, RECORDED IN VOLUME 1648, PAGE 824, OPRNCT, THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ANTHONY SOLARES AND MICHELLENE C. SOLARES, RECORDED IN INSTRUMENT NO. 2020-4371, OPRNCT, AND IN THE APPROXIMATE CENTERLINE OF SW COUNTY ROAD 4130 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY),

THENCE S 59°17'13" W, ALONG THE SOUTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTH LINE OF SAID NEWTON TRACT, AND THE APPROXIMATE CENTERLINE OF SAID SW COUNTY ROAD 4130, A DISTANCE OF 353.65 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND, BEARS S 59°17'13" W, A DISTANCE OF 1756.94 FEET,

THENCE N 30°54'45" W, OVER AND ACROSS SAID TITUS LAND HOLDINGS TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1264.89 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT THREE IN DEED TO EYTCHESON RANCHES, LLC, RECORDED IN INSTRUMENT NO. 2011-3408, OPRNCT,

THENCE N 60°58'46" E, ALONG THE NORTH LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON SOUTH LINE OF SAID EYTCHESON RANCHES TRACT THREE, A DISTANCE OF 367.09 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON NORTHWEST CORNER OF SAID SCHLAPKOHL TRACT,

THENCE S 30°18'10" E, ALONG THE EAST LINE OF SAID TITUS LAND HOLDINGS TRACT AND THE COMMON WEST LINE OF SAID SCHLAPKOHL TRACT, A DISTANCE OF 1243.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.332 ACRES OF LAND, MORE OR LESS.

LAND TITLE SURVEY
TRACT 1 - 11.683 ACRES (GROSS)
10.329 ACRES (NET)
TRACT 2 - 10.332 ACRES
TRACT 3 - 10.332 ACRES
TRACT 4 - 10.332 ACRES
TRACT 5 - 10.332 ACRES
TRACT 6 - 10.332 ACRES

SITUATED IN THE
J. NITE SURVEY
ABSTRACT NO. 610
NAVARRO COUNTY, TEXAS

TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75168
409.618.0338
TBPLS FIRM NO 10194359

