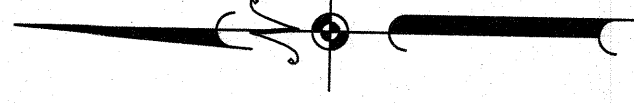


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	11329.16'	83.11'	83.11'	S 79°26'28" W	0°25'13"



TRACT ONE
JAMES D. CLEARN
O.P.N.A.C.T.

PARCEL ONE
MRT OF KERNES
KH, LLC
2019-6567
O.P.N.A.C.T.

TRACT ONE
JAMES D. CLEARN
O.P.N.A.C.T.

4.39 ACRES
HIRAM BUSH SURVEY, A-46

3.300 ACRES
KH, LLC
2019-6567
O.P.N.A.C.T.

NAVARO COUNTY EMERGENCY
SERVICES DISTRICT
2022-007792
O.P.N.A.C.T.

MARGARET AVENUE

LELIA AVENUE

STATE HIGHWAY NO. 31

LEGEND

PROPERTY CORNER	WATER VALVE	WIRE FENCE	MAILBOX
POWER POLE	FIRE HYDRANT	CHAINLINK FENCE	TRAFFIC SIGN
UTILITY WIRE	GAS METER	CAT/CABLE TV FIBER	TRAFFIC SIGN
ELEC. TRANS.	GAS LINE MARKER	IRON FENCE	STORM SEWER MANHOLE
ELECTRIC METER	GAS VALVE	ELECTRIC	STORM SEWER
WATER METER	PIPELINE MARKER	UNDERGROUND ELEC.	

LEGAL DESCRIPTION

BEING a tract or parcel of land situated within the City of Kerns, Navarro County, Texas, and being part of the Hiram Bush Survey, A-46, and being known as that tract of land described in the Official Public Records of Navarro County, Texas, Volume 2019-6567, Page 1, and being further described as follows:

BEGINNING at a 1/2" iron rod set for corner in the North line of State Highway No. 31, and in curve to the right, a radius of 11329.16 feet, a chord distance of 83.11 feet, said point being at the intersection of the above cited Navarro County tract, said point also being in the West line of Lelia Avenue;

THENCE along the North line of said highway, along the South line of said highway, and along said curve an arc distance of 83.11 feet to a 1/2" iron rod set for corner;

THENCE S 79°39'04" W along the North line of said highway, along the South line of said Navarro County tract, a distance of 237.46 feet to a 1/2" iron rod set for corner of said Navarro tract;

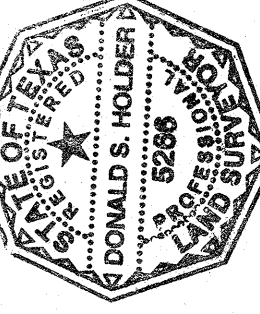
THENCE N 31°22'22" W along the East line of Margaret Avenue, and along the West line of said Navarro County tract, a distance of 579.20 feet to a 1/2" iron rod set for corner in the South line of 4TH Street, said point being at the Northwest corner of said Navarro tract;

THENCE N 58°41'09" E along the South line of 4TH Street, and along the North line of said Navarro tract, a distance of 300.78 feet to a 1/2" iron rod set for corner in the West line of Lelia Avenue;

THENCE S 31°15'14" E along the West line of Lelia Avenue and along the East line of said Navarro tract, a distance of 693.61 feet returning to the Point of Beginning and containing 3.60 acres of land.

SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon was made from measurements performed on the ground, the lines, and dimensions, and are correctly shown and indicated by the plat, the corner monuments shown hereon were set or found as described, and is a true and correct statement of my knowledge and belief.



Donald S. Holder R.P.L.S. No. 5286
Date: May 28, 2024
Scale: 1" = 30'

NOTES:

1. Bearings are based on North Central Texas State Plane 4202 NAD83.
2. Survey was performed without benefit of title commitment.
3. According to the Flood Insurance Rate Map No. 48349C02500 dated June 5, 2012, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. The plat hereon does not imply that the property and/or structures thereon will be free from flooding or flood damage by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Eyncon	DATE: MAY 28, 2024	JOB NO.: 10424075
ENGINEERING & SURVEYING	DRAWN BY: S. HOLDER	DWG. BOUNDARY
P.O. BOX 102448, DENVER, CO 80202-0448	SCALE: 1" = 50'	FIRM REG. CERT. #10022400