

**METES AND BOUNDS DESCRIPTION**  
**0.471 ACRE (20,522 SQUARE FEET)**  
**OUT OF LOTS 10 AND 11**  
**SUNSET SHADOWS, SECTION TWO**  
**(UNRECORDED)**

Being 0.471 acre (20,522 square feet) of land situated in the William Beasley Survey, Abstract No. 4, Polk County, Texas, and being all of that certain tract of land called the westerly portion of Lot 10 and the northerly one half of the westerly portion of Lot 11 out of Sunset Shadows, Section Two, an unrecorded subdivision with plat attached to a deed recorded in Volume 299, Page 274 of the Polk County Deed Records and being all of that certain 0.471 acre tract of land, called Parcel One, conveyed to Terrence L. Lucas by instrument recorded in Volume 1967, Page 386 of the Official Public Records of Polk County; said 0.471 acre (20,522 square feet) of land being more particularly described by metes and bounds as follows (all bearings are referenced to the monumented southeast corners of the westerly portions of Lot 8 and Lot 9 of said Sunset Shadows, Section Two):

BEGINNING at a 5/8 inch iron rod with cap set for the northeast corner of that certain 0.44 acre tract of land called Parcel One and conveyed to Steven R. Oxenford and Lisa Jean Oxenford by instrument recorded in Volume 1629, Page 394 of the Official Public Records of Polk County and being in the west line of Sunset Shadows Boulevard, a 30-foot wide private roadway easement, and being the southeast corner of the northerly one half of that portion of Lot 11 located west of said roadway easement and also being the southeast corner of the herein described tract of land;

THENCE S86°53'00"W 195.91 feet, passing at 165.91 feet a 5/8 inch iron rod with cap set for reference, to a point for the northwest corner of said Oxenford 0.44 acre tract, same being the southwest corner of said northerly one half of the westerly portion of Lot 11, and being the southwest corner of this tract and also being in the fee taking line of Lake Livingston as recorded in Volume 214, Page 202 of the Polk County Deed Records;

THENCE N02°37'00"W 105.00 feet, with the fee taking line of said Lake Livingston and passing at 35.00 feet the northwest corner of said Lot 11, same being the southwest corner of said Lot 10, to a 5/8 inch iron rod with cap set for the northwest corner of said Lot 10, same being the southwest corner of Lot 9 in said Sunset Shadows, Section Two, and being the southwest corner of that certain 0.323 acre tract of land called Parcel One and conveyed to Jeff Sliwinski and wife, Cheryl Sliwinski, by instrument recorded in Volume 1958, Page 323 of the Official Public Records of Polk County and being the northwest corner of this tract;

**0.471 ACRE (20,522 SQUARE FEET)**

**PAGE 2**

THENCE N86°53'00"E 194.99 feet, with the north line of said Lot 10, same being the south line of said Lot 9, to a point for the southeast corner of said Sliwinski 0.323 acre tract, same being the northeast corner of this tract, and being in the west line of said Sunset Shadows Boulevard and from which a 1/2 inch iron rod bears N03°07'E 0.30 feet;

THENCE S03°07'00"E 105.00 feet, with the west line of said Sunset Shadows Boulevard and passing at 70.00 feet the south line of said Lot 10, same being the north line of said Lot 11, to the PLACE OF BEGINNING and containing 0.471 acre (20,522 square feet) of land.

The area stated in acres is compatible with the allowable precision of closure for this survey. The area stated in square feet is a calculated value only. All 5/8 inch iron rods with caps set by this survey are marked "J. Heck, RPLS 4385". This metes and bounds description accompanies a plat of survey prepared by Give'm Heck, Inc. under Job No. 1094-001B, dated September 24, 2015.

Jeffrey N. Heck  
Registered Professional Land Surveyor  
Texas Registration No. 4385



Give'm Heck, Inc. – Firm No. 10138800  
P.O. Box 78 Hillister, TX 77624-0078  
(409) 331-0065  
Job No. 1094-001B      September 24, 2015



1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED SOUTHEAST CORNERS OF LOTS 6(A) 9 (A) IN SUNSET SHADOWS, SECTION 2 AS SHOWN HEREON (UNRECORDED SUBDIVISION. PLAT ATTACHED TO DEED RECORDED IN VOL. 299, PG. 274, P.C.D.R.)
2. THE AREA SHOWN HEREON IN ACRES IS COMPATIBLE WITH THE ALLOWABLE PRECISION OF CLOSURE FOR THIS SURVEY. THE AREA SHOWN IN SQUARE FEET IS A CALCULATED VALUE ONLY.
3. SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY FOR MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION. ALL OTHER MATTERS OF RECORD SHOWN HEREON ARE LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY THROUGH ITS AGENT, POLK COUNTY ABSTRACT, INC., UNDER GF# 201540733 HAVING AN EFFECTIVE DATE OF JULY 24, 2015.
4. THIS TRACT IS SUBJECT TO ALL TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 325, PG. 254, POLK COUNTY DEED RECORDS, IN VOL. 1432, PG. 263, VOL. 1456, PG. 638, VOL. 1458, PG. 425, AND VOL. 1463, PG. 799, ALL OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY. (BUILDING SETBACK LINES SHOWN HEREON PER VOL. 325, PG. 254, P.C.D.R.)
5. THIS TRACT IS SUBJECT TO THE JOINT USE AGREEMENT BETWEEN S. OMAR RIVERO AND THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED IN VOL. 911, PG. 648, O.P.R.P.C..
6. ALL 5/8 INCH IRON RODS WITH CAPS SET BY THIS SURVEY ARE MARKED "J. HECK - RPLS 4385".
7. THIS TRACT IS SUBJECT TO THE CONDITIONS AND STIPULATIONS CONTAINED IN THE AFFIDAVIT PERTAINING TO A WASTE-WATER SYSTEM RECORDED IN VOL. 1414, PAGE 008, O.P.R.P.C..
7. THIS PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION PREPARED UNDER GIVEM HECK, INC. JOB NO. 1094-001B DATED SEPTEMBER 24, 2015.

LOT 13