

**FIELDNOTE DESCRIPTION**  
**BRYAN SMITH SURVEY, A-534,**  
**J. J. OWENS SURVEY, A-465 & I. & G. N. R. R. SURVEY, A-681**  
**POLK COUNTY, TEXAS**  
**50.24 ACRES**

Being 50.24 acres of land situated in the Bryan Smith Survey, A-534 (49.02 ac.), the J. J. Owens Survey, A-465 (1.11 ac.) and the I. & G. N. R. R. Survey, A-681 (0.11 ac.), Polk County, Texas, and being the total combined acreage by resurvey of the called 48.12 acres described in deed dated October 12, 2010, from Donald G. Thornhill, Trustee, to James M. Baker recorded in Volume 1768, Page 307 of the Polk County Official Records, the called 1.05 acres described in deed dated September 18, 2012, from Morris Edwin Baxley, Jr. to James M. Baker recorded in Volume 1860, Page 858 of said Official Records and the 1.06 acre residue of the called 8.944 acres described in deed dated September 16, 2009, from Morris Edwin Baxley, Jr. to James M. Baker recorded in Volume 1716, Page 519 of said Official Records, and this 50.24 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point representing the northwest corner of said Baker called 1.05 acres and the northeast corner of the called 4.00 acres described in deed to Charles Wells recorded in Volume 1393, Page 683 of said Official Records, located in the centerline of Castlewood Road [a county maintained roadway], same being the south line of the called 318 acres described as "Tract Three" in deed to Sidney and Edythe Smith Family Partnership, Ltd. recorded in Volume 1835, Page 946 of said Official Records, from said point a concrete monument found for reference bears S 01° 51' 21" E 22.74 ft., said point being the northwest corner of the herein described 50.24 acre tract;

THENCE N 88° 51' 14" E 148.17 ft. along the common line between said Baker called 1.05 acres and said called 318 acres, same being the centerline of said Castlewood Road, to a point representing the north common corner between said called 1.05 acres and the called 7.88 acres described in deed to Michael T. Heuer and Lisa A. Heuer recorded in Volume 2015, Page 446 of said Official Records, said point being the most northern northeast corner of the herein described 50.24 acre tract;

THENCE S 03° 59' 29" E, along the common line between said Baker called 1.05 acres and said Heuer called 7.88 acres, at 21.25 ft. pass a 5/8" iron rod found for reference, and in all a total distance of 291.37 ft. to a 5/8" iron rod found marking the southeast corner of said called 1.05 acres, a corner of said called 7.88 acres and the northeast corner of the 1.06 acre residue of said Baker called 8.944 acres, said point being an angle point in a western line of the herein described 50.24 acre tract;

THENCE S 02° 36' 50" E 294.91 ft. along the common line between said Baker residue

tract and said Heuer called 7.88 acres to a 5/8" iron rod found marking the south common corner between said tracts located in the north line of said Baker called 48.12 acres, said point being an interior corner of the herein described 50.24 acre tract;

THENCE N 88° 51' 59" E, along the common line between said Baker called 48.12 acres and said Heuer called 7.88 acres, at 577.92 ft. pass a concrete monument found marking the south common corner between said Heuer tract and the called 4.388 acres described in deed to Larry D. Johnson and wife, Shirley A. Johnson, recorded in Volume 645, Page 464 of said Official Records, and continuing N 88° 51' 59" E, along the common line between said Baker called 48.12 acres and said Johnson called 4.388 acres, in all a total distance of 1,265.26 ft. to a concrete monument found marking the east common corner between said tracts, located in the west margin of said Castlewood Road, said point being the most eastern northeast corner of the herein described 50.24 acre tract;

THENCE S 03° 35' 08" E 50.79 ft. along an eastern line of said called 48.12 acres, same being the west margin of said Castlewood Road, to a 5/8" iron rod found marking an angle point in said line;

THENCE S 02° 11' 34" E, along an eastern line of said called 48.12 acres, same being the west margin of said Castlewood Road, at 550.65 ft. pass a 5/8" iron rod found for reference, and in all a total distance of 564.18 ft. to a point in the centerline of a creek representing the east common corner between said Baker called 48.12 acres and the called 7.344 acres described in deed to Bryan Geoffrey Pauls and Kathryn L. Pauls recorded in Volume 2041, Page 858 of said Official Records, said point being the most eastern southeast corner of the herein described 50.24 acre tract;

THENCE along the centerline of said creek, same being the common line between said Baker called 48.12 acres and said Pauls called 7.344 acres, with its meanders, as follows:

N 59° 14' 58" W	25.89 ft.,
S 81° 11' 55" W	30.94 ft.,
S 49° 14' 26" W	13.70 ft.,
S 88° 10' 24" W	46.76 ft.,
S 81° 40' 18" W	42.01 ft.,
S 68° 48' 35" W	22.11 ft.,
S 55° 34' 41" W	47.87 ft.,
S 09° 30' 24" W	30.25 ft.,
S 43° 28' 14" W	40.39 ft.,
N 70° 44' 35" W	20.08 ft.,
N 33° 53' 16" W	25.94 ft.,



N 20° 30' 25" E 23.45 ft.,  
N 23° 29' 36" W 25.60 ft.,  
S 81° 00' 25" W 18.79 ft.,  
N 50° 00' 03" W 57.01 ft.,  
N 65° 59' 36" W 28.47 ft.,  
S 68° 02' 37" W 33.42 ft.,  
N 72° 23' 55" W 32.03 ft.,  
S 86° 56' 42" W 76.43 ft.,  
S 11° 58' 04" W 17.52 ft.,  
S 24° 29' 35" E 33.68 ft. and  
S 23° 49' 10" W 13.03 ft. to a point for corner in the edge

of a lake for a common corner between said Baker called 48.12 acres and said Pauls called 7.344 acres;

THENCE S 73° 19' 11" W 202.34 ft. along the common line between said Baker called 48.12 acres and said Pauls called 7.344 acres to a point for corner in said lake representing the northeast corner of said Pauls tract and an interior corner of said Baker tract;

THENCE S 01° 22' 35" E, along the common line between said Baker called 48.12 acres and said Pauls called 7.344 acres, at 64.97 acres pass a 1/2" iron rod for reference on the south edge of said lake, at 174.98 ft. pass a 3/8" iron rod found on line, at 392.80 ft. pass the west common corner between said Pauls tract and the called 2.0728 acres described in deed to Edward Max Stovall, III recorded in Volume 1441, Page 025 of said Official Records, from said point found a 3/8" iron rod 9.24 ft. west of property line, and continuing along an eastern line of said Baker tract, common in part with the west lines of said Stovall called 2.0728 acres and the called 13.121 acres described in deed to Edward Max Stovall, III recorded in Volume 1443, Page 904 of said Official Records, in all a total distance of 1,326.99 ft. to a concrete monument found marking the south common corner between said called 48.12 acres and said 13.121 acres, located in the south line of said Smith Survey and the north line of said Owens Survey, same being the north line of the called 2.255 acres described in deed to Clint Walters and Brittny Eaton recorded in Volume 2042, Page 798 of said Official Records (said called 2.255 acres also being known as Lot 28 of Rollingwoods, an unrecorded subdivision in said Polk County), said point being the most eastern southeast corner of the herein described 50.24 acre tract;

THENCE S 89° 17' 23" W, along the common line between said Baker called 48.12 acres and said Walters and Eaton called 2.255 acres, same being the common survey line between said Smith and Owens Surveys, at 30.0 ft. pass the east right of way line of a 60 ft. wide roadway easement known as Rollingwoods Road, and in all a total distance of 312.87 ft. to a 5/8" iron rod found in the centerline of said 60 ft. wide roadway easement marking the north common corner between said Walters and Eaton called 2.255 acres



(Lot 28 of Rollingwoods) and Lot 27 of said Rollingwoods (being a part of said Baker 48.12 acres), said point being an interior corner of the herein described 50.24 acre tract;

THENCE S 01° 03' 18" E 178.55 ft. along the centerline of said 60 ft. wide roadway easement, same being the common line between said Lot 28 and Lot 27 of said Rollingwoods and a common line between said Baker called 48.12 acres and said Walters and Eaton called 2.255 acres, to a 5/8" iron rod found marking the east common corner between said Baker called 48.12 acres and the called 1.716 acres described in deed to Terry Lee West and wife, Delores West, recorded in Volume 361, Page 993 of the Polk County Deed Records, same being the east common corner between said Lot 27 and Lot 26 of said Rollingwoods, said point being the most southern southeast corner of the herein described 50.24 acre tract;

THENCE S 88° 54' 01" W, along the common line between said Baker called 48.12 acres and said West called 1.716 acres, same being the common line between said Lot 27 and Lot 26, at 30.0 ft. pass the west right of way line of said 60 ft. wide roadway easement, crossing the west line of said Owens Survey and the east line of said I. & G. N. R. R. Survey, A-681, in all a total distance of 383.46 ft. to a 3/8" iron rod found marking the west common corner between said tracts, same being the west common corner between Lots 27 and 26 of said Rollingwoods, located in the east line of the 98.313 acres described in deed to Ted R. Schaller and wife, Melodee L. Schaller, recorded in Volume 1529, Page 871 of said Official Records, said point being the most southern southwest corner of the herein described 50.24 acre tract;

THENCE N 01° 11' 11" W 40.69 ft. along the common line between said Baker called 48.12 acres and said Schaller 98.313 acres, same being the west line of said Lot 27 of Rollingwoods, to a concrete monument found marking an interior corner of said Baker tract and the northeast corner of said Schaller tract located in the north line of said I. & G. N. R.R. Survey and the south line of said Smith Survey, said point being an interior corner of the herein described 50.24 acre tract;

THENCE S 88° 34' 33" W 109.88 ft. along the common line between said Baker called 48.12 acres and said Schaller 98.313 acres, same being the common survey line between said I. & G. N. R. R. Survey and said Smith Survey, to a 5/8" iron rod found marking the south common corner between said Baker tract and the called 46 acres described in deed to Giacomo Reginato and wife, Giuseppina Reginato, recorded in Volume 1563, Page 859 of said Official Public Records, said point being the most western southwest corner of the herein described 50.24 acre tract;

THENCE N 00° 21' 45" E 2,172.42 ft. along the common line between said Baker called 48.12 acres and said Reginato called 46 acres to a concrete monument found marking the

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east common corner between said called 48.12 acres and the 1.06 acre residue of said called 8.944 acres, said point being an angle point in the west line of the herein described 50.24 acre tract;

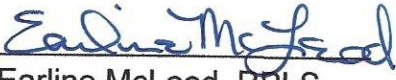
THENCE N 01° 51' 21" W, along the west lines of said 1.06 acre residue tract and said Baker called 1.05 acres, common in part with the east lines of said Reginato called 46 acres and said Wells called 4.00 acres, at 563.33 ft. pass a concrete monument found for reference, and in all a total distance of 586.07 ft. to place of beginning and containing within these bounds 50.24 acres of land as shown on a plat accompanying this description.

Bearings for this survey are based on deed call for the west line of the called 48.12 acres described in deed to James M. Baker recorded in Volume 1768, Page 307 of the Polk County Official Records.

The above description was prepared from an actual and accurate survey made on the ground under my supervision and that same is true and correct to the best of my knowledge and belief.

Surveyed: August and September, 2018

**JOHNSON and SONS** TBPLS Firm Registration No. 10194222  
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