

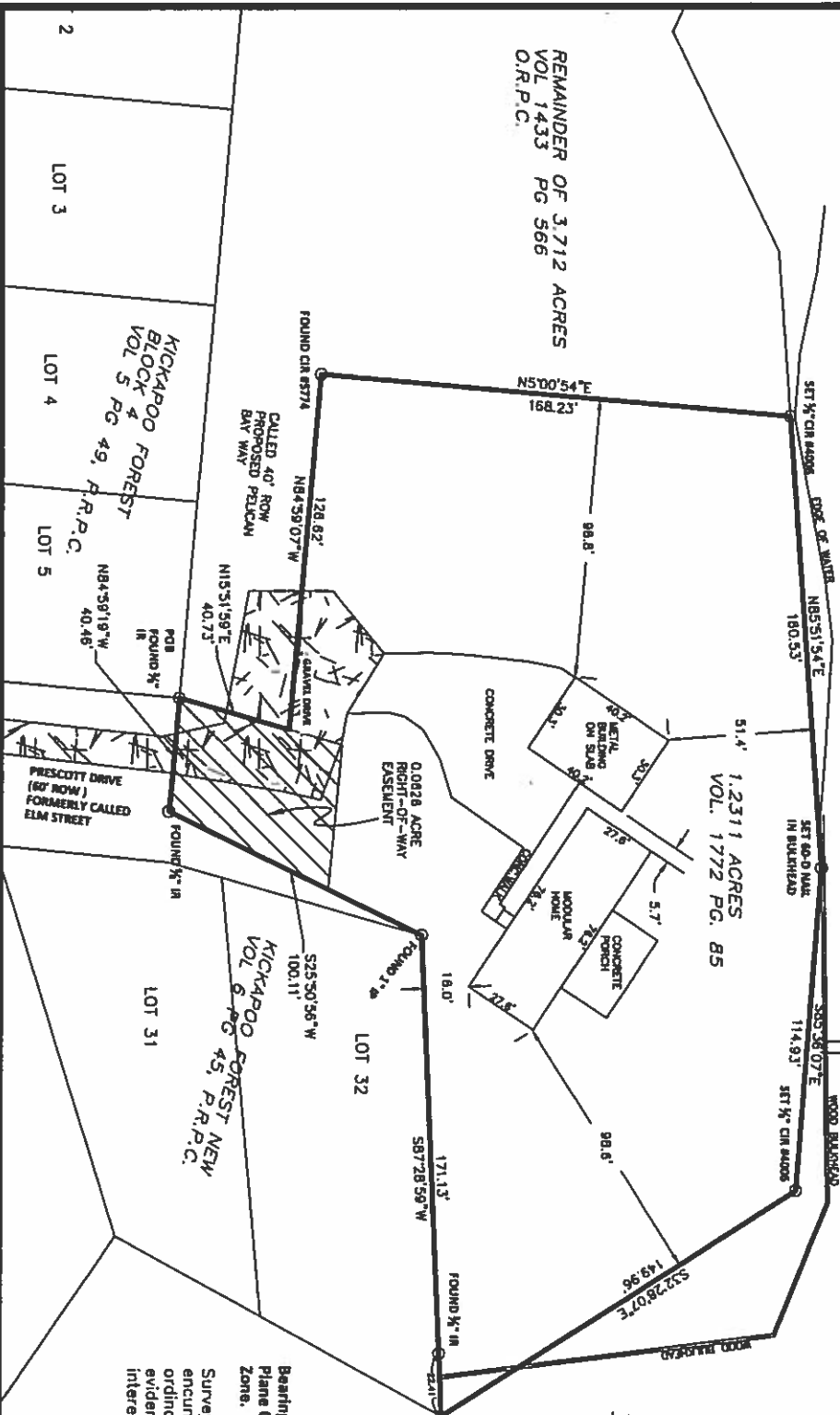
# LAKE LIVINGSTON

Trinity River Authority  
Tract E-92  
Called 46.11 Acres  
V.230 Pg. 221 P.C.D.R.

BOAT HOUSE

## LAKE LIVINGSTON

REMAINDER OF 3.712 ACRES  
VOL 1433 PG 566  
O.R.P.C.



Bearings Reference: Grid North, Texas State  
Plane Coordinate System NAD83, Texas Central  
Zone.

Surveyor has made no search for easements,  
encumbrances, restrictive covenants, zoning  
ordinances, building codes, ownership title  
evidence, mineral owner rights, or mineral  
interest rights that may affect this property.

OWNER: JEANNE CAROL GEER  
PROPERTY ADDRESS: 131 PRESCOTT DRIVE  
ONALASKA, TEXAS

### BOUNDARY SURVEY

1.231 ACRES, BEING THOSE SAME TWO TRACTS: A 1.1885 ACRE TRACT AND A 0.0628  
ACRE TRACT OUT OF AN ORIGINAL 3.712 ACRE TRACT IN THE JOHN BURGESS SURVEY,  
ABSTRACT 7 IN POLK COUNTY, TEXAS, DEED OF WHICH IS RECORDED IN VOLUME 1433,  
PAGE 566 OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS, SAID 1.231 ACRE  
TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED  
HERETO AND BEING MADE APART OF THIS SURVEY.



Robert D. Ellis  
T. Reg. No. 4006



Ellis Surveying Services, LLC.  
2805 25th Ave. N. Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

Date: 08-26-16  
Scale: 1"=40'

PROJECT: 102  
131 PRESCOTT DR.

A TRACT OR PARCEL OF LAND CONTAINING 1.231 ACRES, BEING THOSE SAME TWO TRACTS: A 1.1685 ACRE TRACT AND A 0.0626 ACRE TRACT OUT OF AN ORIGINAL 3.712 ACRE TRACT IN THE JOHN BURGESS SURVEY, ABSTRACT 7 IN POLK COUNTY, TEXAS, DEED OF WHICH IS RECORDED IN VOLUME 1433, PAGE 566 OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS, SAID 1.231 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron rod found at the northeast corner of Lot 5 of Kickapoo Forest Subdivision according to the map thereof recorded in Volume 5, Page 49 of the Plat Records of Polk County, Texas, said 3/8" iron rod being in the Northwest corner of the Southeast corner of the Southeastly terminus of proposed Pelican Bay Way (40' ROW);

THENCE N 15° 51'59" E with the Eastern terminus of said proposed Pelican Bay Way a distance of 40.73' to a point in a gravel driveway for an interior corner of Herein Described Tract and the Northeast terminus of said proposed Pelican Bay Way;

THENCE N 84° 59'07" W with the northerly right-of-way line of said proposed Pelican Bay Way a distance of 126.62' to a capped iron rod stamped No. 5774 found for the southwest corner of herein described tract and the southeast corner of the residual portion of said original 3.712 acre tract recorded in Volume 1433, Page 566 of the Official Records of Polk County, Texas;

THENCE N 05° 00'54" E, with the East line of said residual tract, for a distance of 168.23' to a 5/8" capped iron rod set in the Fee Taking Line of Lake Livingston, said point being the northwest corner of herein described tract;

THENCE N 85° 51' 54" E with the South boundary of the Trinity River Authority of Texas Fee Tract E-92, 46.1 acres recorded in Judgement Volume 230 Page 221 of the Polk County Deed Records a distance of 160.53' to a 60-D nail set in bulkhead;

THENCE S 85° 36'07" E, continuing with South boundary of the Trinity River Authority of Texas Fee Tract E-92, for a distance of 114.93' to a 5/8" capped iron rod set for the northeast corner of herein described tract;

THENCE S 32° 28' 07" E a distance of 149.96' to a point for the easternmost corner of the herein described tract, marking the east corner of Lot 32 of Kickapoo Forest New Subdivision according to the map thereof recorded in Volume 6, Page 45 of the Plat Records of Polk County, Texas;

THENCE S 87° 28' 59" W with the North Line of said Lot 32, at 22.41' passing a 5/8" iron rod found for reference and continuing in all for a distance of 171.13' to a 1" iron pipe found for the northwest corner of said Lot 32 and an interior corner of herein described tract;

THENCE S 25° 50' 56" W partially with the Easterly boundary of a 0.0626 right-of-way easement and the upper Northwestly line of a segment of Prescott Drive a distance of 100.11' to a 5/8" iron rod found for the southeast corner of said 0.0626 acre tract and an interior corner of herein described tract;

THENCE N 84° 59' 19" W with the northerly terminus of said Prescott Drive a distance of 40.46' to the POINT OF BEGINNING and containing 1.231 acres of land.

NOTE: ABOVEMENTIONED 0.0626 ACRE TRACT IS A PARTIAL EXTENSION OF PRESCOTT DRIVE (FORMERLY CALLED ELM STREET) AS SHOWN ON PLAT OF KICKAPOO FOREST NEW RECORDED IN VOLUME 6, PAGE 45 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 4006, DATED AUGUST 26, 2016 AND TO WHICH REFERENCE IS HEREBY MADE.

BEARING REFERENCE: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83, CENTRAL ZONE



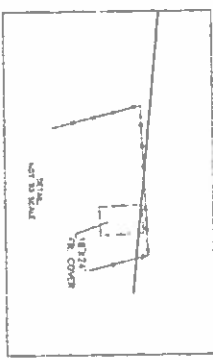
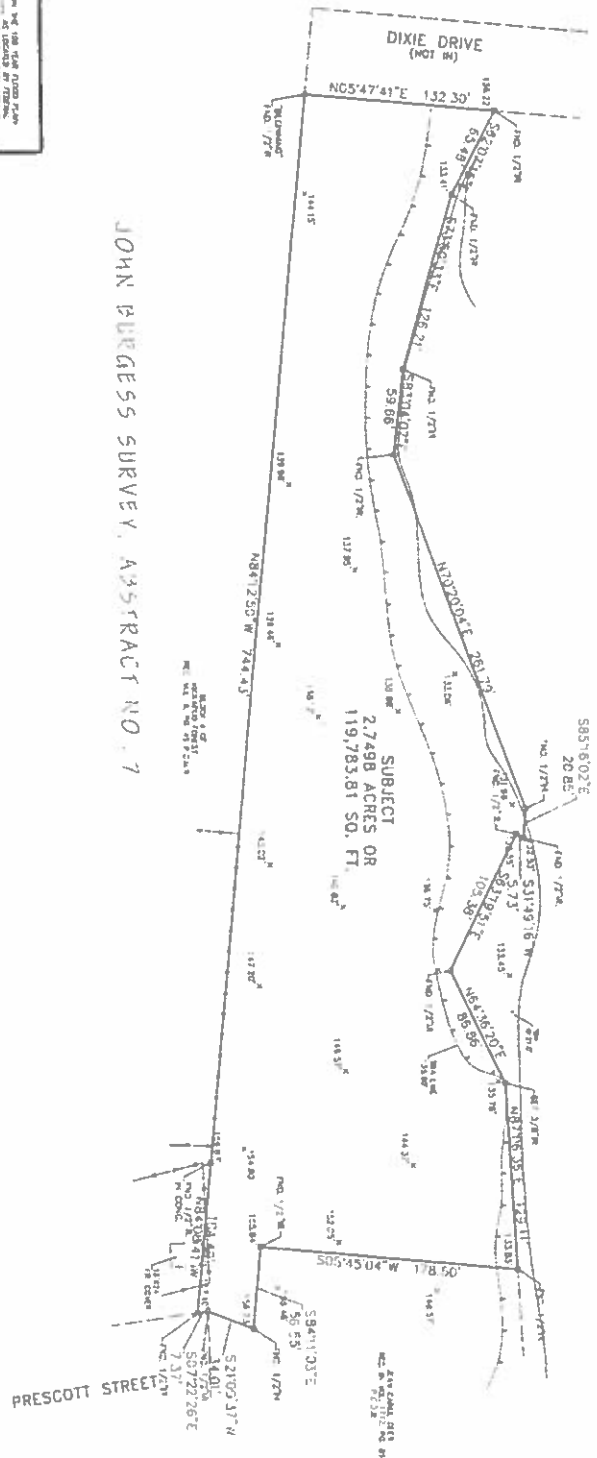
THIS SURVEY WAS MADE BY ME OR BY A PERSON UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, AND I AM NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE SURVEY.

TO ALL PARTIES INTERESTED IN THE TO PRICES SURVEYED  
THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS,  
OR INCONSISTENCIES IN THE SURVEY, AND THAT THE SURVEY IS A TRUE AND  
CORRECT REPRESENTATION OF THE ACTUAL SURVEYED LAND AND THAT THE  
SOURCES OF INFORMATION USED WERE RELIABLE AND THAT THE SURVEY  
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACTS OF THE  
LEGISLATURE OF THE STATE OF TEXAS.



JOHN BURGESS SURVEY, ABSTRACT NO. 7

LAKE VINNOSTON



NOTES:  
1) BEARING SURVEYED TO LIND CREEK  
2) BEARING SURVEYED TO LIND CREEK  
3) BEARING SURVEYED TO LIND CREEK  
4) BEARING SURVEYED TO LIND CREEK

TOPOGRAPHICAL SURVEY OF

OF 2,749.8 ACRES OR 119,783.81 SQUARE FEET OF LAND  
BEING A PART OF THAT SO CALLED 3712 ACRES  
CONVEYED TO DAVID W. VINNOSTON  
RECORDED IN VOLUME 143, PAGE 266 OF THE  
OFFICIAL RECORDS OF POLK COUNTY  
IN THE JOHN BURGESS SURVEY, ABSTRACT 7  
IN POLK COUNTY, TEXAS.  
SCALE 1"=40' DATE OCTOBER 17, 2016  
OWNERS:  
CAROL CREEK

DATE: 10/17/2016  
BY: CAROL CREEK  
FOR: THE STATE OF TEXAS  
DEPARTMENT OF AGRICULTURE  
DIVISION OF LAND  
CARTOGRAPHY  
1111 N. 17TH AVE., SUITE 100  
DALLAS, TEXAS 75201  
PHONE: (214) 757-3500  
FAX: (214) 757-3501  
WWW.DA.AGR.TX.GOV

METES AND BOUNDS DESCRIPTION OF 2.7498 ACRE TRACT – CAROL GEER

A TRACT OR PARCEL OF LAND CONTAINING 2.7498 ACRES OUT OF AND A PART OF A 3.712 ACRE TRACT CONVEYED TO DAVID W. VINSON RECORDED IN VOLUME 1433, PAGE 566 OF THE DEED RECORDS OF POLK COUNTY IN THE JOHN BURGESS SURVEY, ABSTRACT 7 IN POLK COUNTY, TEXAS, SAID 2.7498 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a ½ inch iron rod found at the Southwest corner of the herein described tract at the Southeast corner of Dixie Drive (platted but not developed) adjoining the West property line of the herein described tract and the Northwest corner of Block 4 of Kickapoo Forest Subdivision recorded in Volume 6, Page 45 of the Polk County Map Records;

THENCE North 05 degrees 47 minutes 41 seconds East with the East right-of-way line of said Dixie Drive a distance of 132.30 ft. to a ½ inch iron rod found at the Northwest corner of the herein described tract being in the South taking line of Lake Livingston;

THENCE with the meanders of said taking line of Lake Livingston and the North line of the herein described tract as follows: South 62 degrees 07 minutes 15 seconds East a distance of 65.48 ft. to a 1/2 inch iron rod found at an angle point, South 73 degrees 50 minutes 33 seconds East a distance of 126.21 ft. to another ½ inch iron rod found at an angle point, North 70 degrees 20 minutes 04 seconds East a distance of 59.66 ft. to another ½ inch iron rod found at an angle point, South 04 degrees 16 minutes 02 seconds East a distance of 261.79 ft. to another ½ inch iron rod found at an angle point, South 85 degrees 16 minutes 02 seconds East a distance of 20.85 ft. to another ½ inch iron rod found at an angle point, South 31 degrees 49 minutes 16 seconds West a distance of 5.73 ft. to another ½ inch iron rod found at an angle point, South 63 degrees 19 minutes 51 seconds East a distance of 105.38 ft. to another ½ inch iron rod found at an angle point, North 64 degrees 36 minutes 20 seconds East a distance of 86.86 ft. to a 3/8 inch iron rod set at an angle point and North 87 degrees 06 minutes 36 seconds East a distance of 129.11 ft. to a ½ inch iron rod found at the Northeast corner of the herein described tract and the Northwest corner of the Jean Carol Geer Tract described in Volume 1772, Page 85 of the Polk County Deed Records;

THENCE South 05 degrees 45 minutes 04 seconds West with the West boundary of said Geer Tract a distance of 178.50 ft. to a ½ inch iron rod found at a re-entrant corner of the herein described tract and the Southwesterly corner of said Geer Tract;

THENCE South 84 degrees 11 minutes 03 seconds East a distance of 56.55 ft. to a ½ inch iron rod found at the lower Northeast corner of the herein described tract in the West right-of-way line of Prescott Street;

THENCE South 21 degrees 09 minutes 37 seconds West a distance of 34.01 ft. to a ½ inch iron rod found in the West right-of-way line of said Prescott Street;

THENCE South 07 degrees 22 minutes 26 seconds East a distance of 37.00 ft. to a ½ inch iron rod found marking the Southeast corner of the herein described tract;

THENCE North 84 degrees 12 minutes 50 seconds West parallel with a fence line and with the North boundary of said Block 4 of Kickapoo Forest a distance of 744.43 ft. to the PLACE OF BEGINNING and containing 2.7498 acres of land.