

FIELDNOTES of 0.28 Acre in the J.S. Garner Survey, A-33, Polk County, Texas and being part of Lots 12 & 13, Section 1 of Oak Terrace Estates Subdivision as shown on a plat recorded in Volume 7, Page 14 of the Polk County Plat Records. Said 0.28 Acre being more particularly described as follows :

COMMENCING at the Northwest corner of said Lot 13, the East corner of Lot 14, Section 1 of said Subdivision, and a Southwest corner of Reserve H, Section 1 of said subdivision, found a 5/8" iron rod for corner;

THENCE with the North Line of said Lot 13 and the South Line of said Reserve, N83°10'03"E 49.12 feet to a point for corner and the Actual Place of Beginning of said 0.28 Acre Tract;

THENCE continuing with the above mentioned Line and the North Line of said Lot 12, N83°10'03"E 75.14 feet to the Northeast corner of said Lot 12 and the Northwest corner of Lot 11, Section 1 of said Subdivision, a point for corner from which a 5/8" iron rod found for an angle corner of said Lot 11 and said Reserve bears N83°10'03"E 42.13 feet;

THENCE with the common Line between said Lots 11 & 12, S26°51'39"E 163.51 feet to the Southeast corner of said Lot 12 and the Southwest corner of said Lot 11, found a 3/8" iron rod for corner in the North right of way of High Meadow Drive;

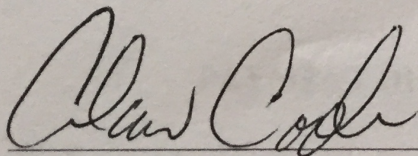
THENCE with said right of way and the South Line of said Lot 12 in a curve to the right, having a central angle of 09°40'58" a radius of 370.00 feet, a chord of S54°45'32"W 62.45 feet, and an arc length of 62.53 feet to a point for corner from which a 5/8" iron rod set for reference bears S29°24'14"E 4.78 feet;

THENCE across and severing said Lots 12 & 13, N29°24'14"W, at 197.82 feet set a 5/8" iron rod for reference and continue on same course a total distance of 198.54 feet to the Place of Beginning and containing 0.28 Acre of Land.

Bearings described herein are based upon plat bearings for said subdivision.

5/8" iron rods set for this survey have a yellow cap stamped "RPLS No. 5368".

Surveyed : April 5, 2018



Alan Cook, Registered Professional
Land Surveyor, No. 5368

