

*Holdy
4/17/17*

JOSEPH MORGAN

A-56

Titled 27 Aug 1835
1 sitio (League) of land
within Vehlén's Colony



**BLK 15
LAKESIDE
VILLAGE II**

1

2

TR 1

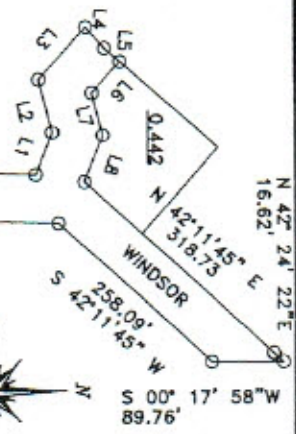
**0.442
ACRE**

(2028/621 OR)

pt 0.552 A
1090/726

R/W LINE TABLE

1.	N 69° 00' 00"	W 56.99'
2.	S 75° 45' 19"	W 67.91'
3.	N 47° 39' 22"	W 86.92'
4.	N 48° 29' 30"	E 35.04'
5.	N 40° 42' 17"	E 25.17'
6.	S 47° 39' 22"	E 51.59'
7.	N 75° 45' 19"	E 54.67'
8.	S 69° 00' 00"	E 63.00'



POINT OF BEGINNING

5/8" IR tree root

conc drive

one story brick residence

conc deck

pool

covd

Cheatham
2.443 AC
1482/650

See Attached M & B for Road Easement (Tract Two)

N 40° 42' 17" E
123.52'
NWBL 0.552 AC

S 75° 45' 19" W
54.67'

WINDSOR LANE

S 42° 11' 45" W
96.04'

LAND TITLE SURVEY FOR: MICHAEL MEADOWS & TRINA MEADOWS 159 WINDSOR LANE LIVINGSTON, TEXAS 77351

BEING a 0.442 acre tract of land situated in the Joseph Morgan League, Abstract No. 56, Polk County, Texas, a portion of a 0.552 acre tract and all of a 0.154 acre tract respectively recorded in Volume 1090 Page 726 and Volume 1186 Page 52 of the Official Records of Polk County, Texas, more particularly described by attached Metes and Bounds.

BOX 1343 WILLIS 77378
(936) 856-8989
PROJECT NO.: 467917

Polk County Abstract
G.F. No. 201743788
Effective date:
Covenants of Record:
1049/691
Undefined esmt. to SHECO
1174/461



I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found 13 April 2017

Michael C. Warren
Registered Professional Land Surveyor No. 4935

FIELD NOTE DESCRIPTION
TRACT ONE- 0.442 ACRES IN THE
JOSEPH MORGAN LEAGUE, A-56
POLK COUNTY, TEXAS

BEING a 0.442 acre tract of land situated in the Joseph Morgan League, Abstract No. 56, Polk County, Texas, a portion of a 0.552 acre tract and all of a 0.154 acre tract respectively recorded in Volume 1090, Page 726 and Volume 1186, Page 52 of the Official Records of Polk County, Texas, said 0.442 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the northerly right-of-way line of Windsor Lane (a 60 foot Roadway Easement) for the southwesterly corner of the herein described tract and the southeasterly corner of Lot 1, Block 15, of LAKESIDE VILLAGE II, according to the map or plat thereof recorded in Volume 9, Page 30 of the Plat Records of Polk County, Texas;

THENCE departing Windsor Lane with the southeasterly line of said Block 15, North 40° 42' 17" East 123.52 feet to a chain link fence post for corner;

THENCE North 42° 34' 59" East 39.05 feet to a 5/8 inch iron rod for the northwesterly corner of the Rick and Regina Cheetham 2.443 acre tract described in Volume 1482, Page 650 of said Official Records of Polk County, Texas;

THENCE with Cheetham's southwesterly line South 48° 29' 12" East 143.51 feet to a 5/8 inch iron rod in the westerly line of Windsor Lane;

THENCE with the westerly and lower northerly lines of Windsor Lane the following courses:

South 42° 11' 45" West 96.04 feet;
North 69° 00' 00" West 63.00 feet to a 5/8 inch iron rod;
South 75° 45' 19" West 54.67 feet;
North 47° 39' 43" West 51.59 feet to the POINT OF BEGINNING.

CONTAINING 0.442 acre of land based on a survey made on the ground 13 April 2017 and shown on Survey Plat No. 467917 of same date.

[Handwritten signature]
14 April 2017

