

200' 0' 100' 200' 400' 800'



**Thomas Williams Survey
Abstract No. 594**

L.D. Kimball
called 54 acres
Vol. 169, Pg. 522
O.R.P.C.T.

30' Road Easement
Vol. 355, Pg. 176
D.R.P.C.T.

66.134 Acres

Thurman Hinton Havis, Jr., et al.
Tract Six
called 66.22 acres
Vol. 803, Pg. 751
D.R.P.C.T.

**Robert Russell Survey
Abstract No. 68**

Broford Ltd.
Second Tract
called 146.626 acres
Vol. 2130, Pg. 317
O.R.P.C.T.

Jack Randall Rice &
Glenda Ruth Walker
Tract Two
called 37.5 acres
Vol. 1982, Pg. 177
O.R.P.C.T.

FND 4" I.R.
W/ CAP
347.36'
N 53°14'23" W

SET 4" I.R.
W/ CAP

Neches River Family Limited Partnership
Tract 2
called 14.46 acres
Vol. 1743, Pg. 0128
O.R.P.C.T.

S 53°14'23" E 981.13'

FND 2" ROUND
CONC. MONUMENT
(LEANING)

William and David Handley
called 58.147855 acres
Vol. 2119, Pg. 877
O.R.P.C.T.

30' Road Easement
Vol. 352, Pg. 613
D.R.P.C.T.

FND 5" CONC.
MONUMENT
@ 876.57'
brs.N87.38"E-1.9'

**BOUNDARY
SURVEY**
FOR: ANTHONY J. DOMINIK & TRACEY L. DOMINIK
FARM TO MARKET ROAD #2
CAMDEN, TEXAS 75824

BEING a 66.134 acre tract of land situated in the Thomas Williams Survey, Abstract No. 594, Polk County, Texas, being all of that certain called 66.22 acre tract described as "Tract Six" in instrument to Thurman Hinton Havis, Jr., et al. recorded in Volume 803, Page 751 of the Deed Records of Polk County, Texas (D.R.P.C.T.), said 66.134 acre tract being more particularly described by attached metes and bounds description.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
National Investors Title Ins. Co.
G.E. No. 201245810
Effective date: June 08, 2018

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Those recorded in Vol. 803, Pg. 751, D.R.P.C.T.
Terms of Earn(s), as set per Vol. 352, Pg. 613, Vol. 352, Pg. 617, & Vol. 355, Pg. 176, D.R.P.C.T.

Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

Subject property shown is located in Zones X & A, and does appear to partly lie within the 100-yr flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48373C 0250 C, effective 09/03/2010. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 06/15/18 TC



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LEGEND

- fence line
- o/h, u/r, line(s)
- wm = water meter
- mh = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- oac = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement

TEXAS
PROFESSIONAL
SURVEYING

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (281)56-7447 - FAX (281)56-7448
www.surveyingtexas.com

FIRM REGISTRATION No. 100834-00

PROJECT NO.
H297-44

DRAWING DATE: 06/18/18

REVISED: 07/03/18 Title
DRAWN BY: DMF, DED



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
 (936)756-7447 FAX (936)756-7448
 FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
66.134 ACRES
IN THE THOMAS WILLIAMS SURVEY, ABSTRACT NO. 594
POLK COUNTY, TEXAS

BEING a 66.134 acre tract of land situated in the Thomas Williams Survey, Abstract No. 594, Polk County, Texas, being all of that certain called 66.22 acre tract described as "Tract Six" in instrument to Thurman Hinton Havis, Jr., et al, recorded in Volume 803, Page 751 of the Deed Records of Polk County, Texas (D.R.P.C.T.), said 66.134 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a painted rock found at a fence corner post in the apparent common line of said Williams Survey and the Robert Russell Survey, Abstract No. 68, in the westerly northeast line of a called 37.5 acre tract described as "Tract Two" in instrument to Jack Randall Rice and Glenda Ruth Walker, recorded in Volume 1982, Page 177 of the Official Records of Polk County, Texas (O.R.P.C.T.), for the common southerly corner of said 66.22 acre tract and a called 75.45 acre tract described as "Tract 1" in instrument to Neches River Family Limited Partnership, recorded in Volume 1743, Page 0128, O.R.P.C.T., being the most southerly corner of the herein described 66.134 acre tract, from which a 2 inch concrete monument found for a common corner of said 37.5 acre tract and said 75.45 acre tract, bears South 53°09'22" East, 207.99 feet;

THENCE North 53°09'22" West, 979.08 feet, along said apparent common survey line, with the westerly northeast line of said 37.5 acre tract, the northeasterly line of a called 146.626 acre tract described as "Second Tract" in instrument to Broford Ltd., recorded in Volume 2130, Page 317, O.R.P.C.T., common to the southwesterly line of said 66.22 acre tract, to a fence corner post found for the common southerly corner of said 66.22 acre tract and a called 54 acre tract described in instrument to L.D. Kimball, recorded in Volume 169, Page 522, D.R.P.C.T., being the westerly corner of the herein described 66.134 acre tract;

THENCE North 36°30'20" East, 2,938.58 feet, with the common line of said 66.22 acre tract and said 54 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common corner of said 66.22 acre tract, said 54 acre tract, and a called 14.46 acre tract described as "Tract 2" in instrument to Neches River Family Limited Partnership, recorded in Volume 1743, Page 0128, O.R.P.C.T., being the northerly corner of the herein described 66.22 acre tract, from which a ½ inch iron rod with cap found for reference bears North 53°14'23" West, 347.36 feet;

THENCE South 53°14'23" East, 981.13 feet, with the common line of said 66.22 acre tract and said 14.46 acre tract, to a 2 inch round concrete monument (leaning), found in the northwesterly line of a called 58.147855 acre tract described in instrument to William and David Handley, recorded in Volume 2119, Page 877, O.R.P.C.T., for the common easterly corner of said 66.22 acre tract and said 14.46 acre tract, being the easterly corner of the herein described 66.22 acre tract;

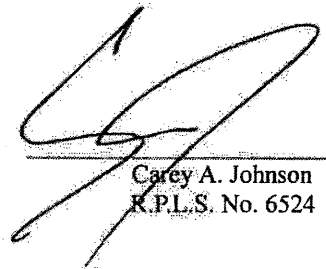
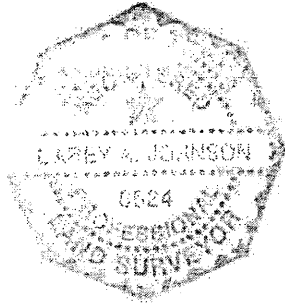
THENCE South 36°32'44" West, with the common line of said 66.22 acre tract and said 58.147855 acre tract, at a distance of 876.57 feet, pass a 5 inch concrete monument found for the common westerly corner of said 58.147855 acre tract and said 75.45 acre tract, and continuing with the common line of said 66.22 acre tract and said 75.45 acre tract, in all, a total distance of 2,940.01 feet, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 66.134 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 15, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-44.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

June 20, 2018
Date



Carey A. Johnson
R.P.L.S. No. 6524

Tract Two (Easement Estate):

A tract of land located partly in the H & T C RR Survey Number 1, Abstract Number 309 and partly in the R. W. Russell League, Abstract Number 68, both in Polk County, Texas, being a portion of that 315 acre tract of land described in that deed from Mary Carroll Kempner to U.S. Plywood-Champion Papers, Inc. dated April 16, 1970 and recorded in Volume 245 Page 137 of the Deed Records of Polk County, Texas, and being also portions of the land described as Tract 27 and Tract 55 in Section B in Exhibit A - Forest Lands in that deed from W. T. Carter & Bro. et al to U.S. Plywood-Champion Papers, Inc. dated June 25, 1968 and recorded in Volume 230 Page 497 of the said Deed Records and said tract herein described being a strip or parcel of land 30.0 feet in width and lying 15.0 feet on either side of a centerline described as follows:

Commencing at the west corner of that 315 acre tract described in said deed from Mary Carroll Kempner;

Thence N 23° E approximately 1,462.5 feet to a concrete monument reference corner set in the southeast right of way line of F.M. Highway 62 and from which a pine 12 inches in diameter bears N 43° 38' E 24 feet, a pine 14 inches in diameter bears S 70° 31' E 15.9 feet, a pine 12 inches in diameter bears S 24° 27' W 24.9 feet and a pine 5 inches in diameter bears S 50° 22' W 9.5 feet;

Thence N 55° 30' E 372.22 feet along said F.M. Highway 62 to a stake and the place of Beginning of the tract of land herein described;

Thence along an existing dirt road with its meanders as follows:

1. S 04° W 266.67 feet to a stake;
2. South 311.11 feet to a stake;
3. S 08° W 877.78 feet to a stake;
4. S 14° E 463.89 feet to a stake;
5. S 28° E 500 feet to a stake;
6. S 36° W 227.78 feet to a stake;
7. S 14° E 261.11 feet to a stake;
8. S 75° E 80.56 feet to a stake;
9. N 87° E 138.89 feet to a stake;
10. S 88° E 308.33 feet to a stake;
11. N 88° E 630.56 feet to a stake;
12. N 80° E 397.22 feet to a stake;
13. N 79° E 272.22 feet to a stake;
14. N 75° E 191.67 feet to a stake;
15. N 61° E 550.00 feet to a stake;
16. N 58° E 272.22 feet to a stake;
17. N 82° E 313.89 feet to a stake;
18. East 380.56 feet to a stake;
19. S 81° E 277.78 feet to a stake;
20. S 75° E 366.67 feet to a stake;

21. S 66° E 491.67 feet to a stake;
22. N 75° E 341.67 feet to a stake;
23. S 77° E 261.11 feet to a stake;
24. N 85° E 197.22 feet to a stake;
25. N 66° E 208.33 feet to a stake set in the southeast boundary line of the said H & T C RR Survey Number 1 and the northwest boundary line of the said R. W. Russell League;
26. N 66° E 69.44 feet to a stake;
27. N 78° E 138.89 feet to a stake; and
28. S 81° E 122.22 feet to a stake set in the northeast boundary line of the said Russell League and the southwest boundary line of the Thomas Williams League, Abstract Number 594 in said county.

Tract Three (Easement Estate):

A tract of land located in the Thomas Williams League, abstract number 594 in Polk County, Texas being a portion of that 54 acre tract of land conveyed by Hinton Havis to L. D. Kimball in 1955 and recorded in Volume 169 page 522 of the Deed Records of Polk County, Texas, and being a strip or parcel of land 30.0 feet in width and lying 15.0 feet on either side of a centerline described as follows:

Commencing at a concrete monument set in the southwest boundary line of the said Williams League, the same being the northeast boundary line of the R. W. Russell League, abstract number 68 in said county, which monument marks the north corner of the E. G. Rice 37.5 acre tract in the said Russell League and from which a pine marked x bears N 42° W 5.6 feet, a post oak 6 inches in diameter marked x bears N 16° E 13.9 feet and a sweet gum 8 inches in diameter marked x bears S 86° E 26.9 feet;

Thence N 49° 00' W 1100.0 feet along the southwest boundary line of the said Williams League to its intersection with the centerline of Champion's main road number 2, a stake for corner and the place of Beginning of the tract of land herein described;

Thence along an existing road with its meanders as follows:

1. N 62° E 511.11 feet to a stake;
2. N 89° E 355.56 feet to a stake;
3. S 59° E 194.44 feet to a stake; and
4. S 74° E 369.44 feet to a stake set at the intersection of said existing road with the southeast boundary line of the said 54 acre tract, the same being the northwest boundary line of a 66.22 acre tract in said Williams League owned by Hinton Havis and Thurman Havis.