



**METES AND BOUNDS DESCRIPTION OF 4.5012 ACRE TRACT - SOHAN J. & SUHASINI M. KALPALA**

A TRACT OR PARCEL OF LAND CONTAINING 4.5012 ACRES BEING ALL OF TRACT 9 OF A DIVISION OF 55.769 ACRE TRACT CONVEYED BY HOWARD DENHAM, ET UX TO JIM DICKENS, TRUSTEE IN INSTRUMENT DATED JANUARY 5, 1983 RECORDED IN VOLUME 426, PAGE 120 OF THE POLK COUNTY DEED RECORDS IN THE A. M. DE LA JARZA SURVEY, ABSTRACT NO. 44 POLK COUNTY, TEXAS, SAID 4.5012 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument now broken and replaced with a 5/8 inch iron rod found at the Northwest corner of said 55.769 acre tract marking the Southwest corner of Lot 30, Block 3 of Pine Harbor Subdivision, Section 3 according to the map or plat thereof recorded in Volume 4, Page 10 of the Polk County Plat Records;

THENCE North 86 degrees 44 minutes 40 seconds East with the South boundary of said Lot 30 a distance of 189.77 ft. to a 3/8 inch iron rod set at the Southeast corner of said Lot 30 and the Southwest corner of Lot 29;

THENCE North 87 degrees 47 minutes 39 seconds East with the South boundary of said Lot 29 of Pine Harbor Subdivision, Section 3 and with the North boundary of said 55.769 acre tract passing a point at the Southeast corner of Lot 29, Block 3 at 2.96 ft. in all a total distance of 202.96 ft. to a 1/2 inch iron rod found at the Northeast corner of the herein described tract, the South boundary line of Lot 27 and the Northwest corner of Tract 10 containing 4.4943 acres described in Volume 1635, Page 482 of the Deed Records of Polk County;

THENCE South 03 degrees 21 minutes 56 seconds West with the division line between Tracts 9 and 10 a distance of 546.36 ft. to a 1/2 inch iron rod found in the center of a cul-de-sac at the North end of a road way marking the Southwest corner of Tract 10 and the Southeast corner of Tract 9;

THENCE South 88 degrees 00 minutes 53 seconds West with an old fence line and the division line between Tracts 9 and 6 a distance of 330.40 ft. to a 5/8 inch iron rod found at the Southwest corner of Tract 9, the East boundary of said Pine Harbor Subdivision, Section 1 marking the Northwest corner of Tract 6 at a fence corner;

THENCE North 03 degrees 11 minutes 22 seconds West with a fence line, East boundary of Pine Harbor Subdivision, Section 1 and the West boundary of said 55.769 acre tract a total distance of 539.11 ft. to the PLACE OF BEGINNING and containing 4.5012 acres of land.

**METES AND BOUNDS DESCRIPTION OF 4.4943 ACRE TRACT - SOHAN J. & SUHASINI M. KALPALA**

A TRACT OR PARCEL OF LAND CONTAINING 4.4943 ACRES BEING ALL OF TRACT 10 OF A DIVISION OF 55.769 ACRE TRACT CONVEYED BY HOWARD DENHAM, ET UX TO JIM DICKENS, TRUSTEE IN INSTRUMENT RECORDED IN VOLUME 1635, PAGE 282 OF THE POLK COUNTY DEED RECORDS IN THE A. M. DE LA JARZA SURVEY, ABSTRACT NO. 44 POLK COUNTY, TEXAS, SAID 4.4943 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a concrete monument now broken and replaced with a 5/8 inch iron rod found at the Northwest corner of said 55.769 acre tract marking the Southwest corner of Lot 30, Block 3 of Pine Harbor Subdivision, Section 3 according to the map or plat thereof recorded in Volume 4, Page 10 of the Polk County Plat Records;

THENCE North 86 degrees 44 minutes 40 seconds East with the South boundary of said Lot 30 a distance of 189.77 ft. to a 3/8 inch iron rod set at the Southeast corner of said Lot 30 and the Southwest corner of Lot 29;

THENCE North 87 degrees 47 minutes 39 seconds East with the South boundary of Lots 29 and 28, Block 3 marking the North line of said 55.769 acre tract a distance of 202.96 ft. to a 1/2 inch iron rod found in the South boundary of Lot 27, Block 3 marking the Northwest corner and PLACE OF BEGINNING of the herein described 4.4943 acre tract 10;

THENCE North 87 degrees 07 minutes 29 seconds East with the South boundary of said Block 3 a distance of 291.00 ft. to a 1/2 inch iron rod found at the Southeast corner of Lot 24 and the Southwest corner of Lot 23 of said Block 3;

THENCE North 87 degrees 15 minutes 01 seconds East a distance of 86.07 ft. to a 1/2 inch iron rod found at a fence corner marking the Northeast corner of Tract 10 and the Northwest corner of 5.339 acre tract 12;

THENCE South 03 degrees 04 minutes 02 seconds East with a fence line and the division line between Tracts 10 and 12 a total distance of 425.95 ft. to a 1/2 inch iron rod found at the Southeast corner of Tract 10 the Southwest corner of Tract 12 being in the Northerly boundary line of Tract 4 (called 4.40 acre tract);

THENCE South 71 degrees 10 minutes 01 seconds West with an old fence line a distance of 453.25 ft. to a 1/2 inch iron rod found at the Southwest corner of the herein described tract, the Northwest corner of Tract 4, the Northeast corner of Tract 6 being in the center of a cul-de-sac of a road way to the South;

THENCE North 03 degrees 21 minutes 56 seconds East with the division line between Tracts 9 and 10 a total distance of 546.36 ft. to the PLACE OF BEGINNING and containing 4.4943 acres of land.

**SUBJECT**  
**Tract 10**  
**4.4943 Acre Tract.**  
 (Call 4.40 Ac.)  
 1635/282 1/2 AC  
 TO 55.769 AC. CONV. BY HOWARD DENHAM, ET UX TO JIM DICKENS, TRUSTEE JAN. 5, 1983, REC. 426/120 1/2 AC.

**8.9955 ACRES (Total)**

- NOTES:**
- ① UTIL. ESMT. - 1815/201
  - ② Tracts in Zone X not in 100 yr. Flood Per. FEMA 4805260002A
  - ③ Bearings refer to Deed.

**BOUNDARY LAND TITLE =**

**SURVEY OF**  
 LOT 29, BLK. 3 OF "PINE HARBOR" SEC. 3, 4.5012 AC. TRACT 9 & 4.4943 AC. TRACT 10 OF DIVISION OF DENHAM 55.769 AC. A. M. DE LA JARZA SURVEY, A. 44 POLK COUNTY, TEXAS, DEED RECORDED IN VOL. 1635, PG. 282 OF POLK CNTY. DEED RECORDS. DATE: MAR. 27, 2015. SCALE: 1 INCH = 60 FT. OWNER: SOHAN J. KALPALA. (SUHASINI M.)

A. Action Rity Community Title 6F.PC150147.

**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**

The undersigned certifies that there are no discrepancies, conflicts, shortages in area, boundaries in conflicts, encroachments, or overlapping of improvements, visible rights-of-way and easements, except as shown hereon.

Spec Cat 1A Cond III Registered Professional Land Surveyor No. 1184

STATE OF TEXAS CHARLES A. MCKINLEY

