

NUMBER	DIRECTION	DISTANCE
L1	N 48°11' W	43.89'
L2	N 88°44' W	44.78'
L3	N 22°24' W	70.17'
L4	N 08°26' W	28.87'
L5	N 20°37' E	83.32'
L6	N 04°27' W	62.85'
L7	N 34°01' W	9.76'

BEARINGS ARE BASED ON AN ADJACENT SURVEY,

CM. DENOTES CONTROLLING MONUMENT.

⊙ DENOTES 1/2" IRON ROD FOUND, EXCEPT AS NOTED

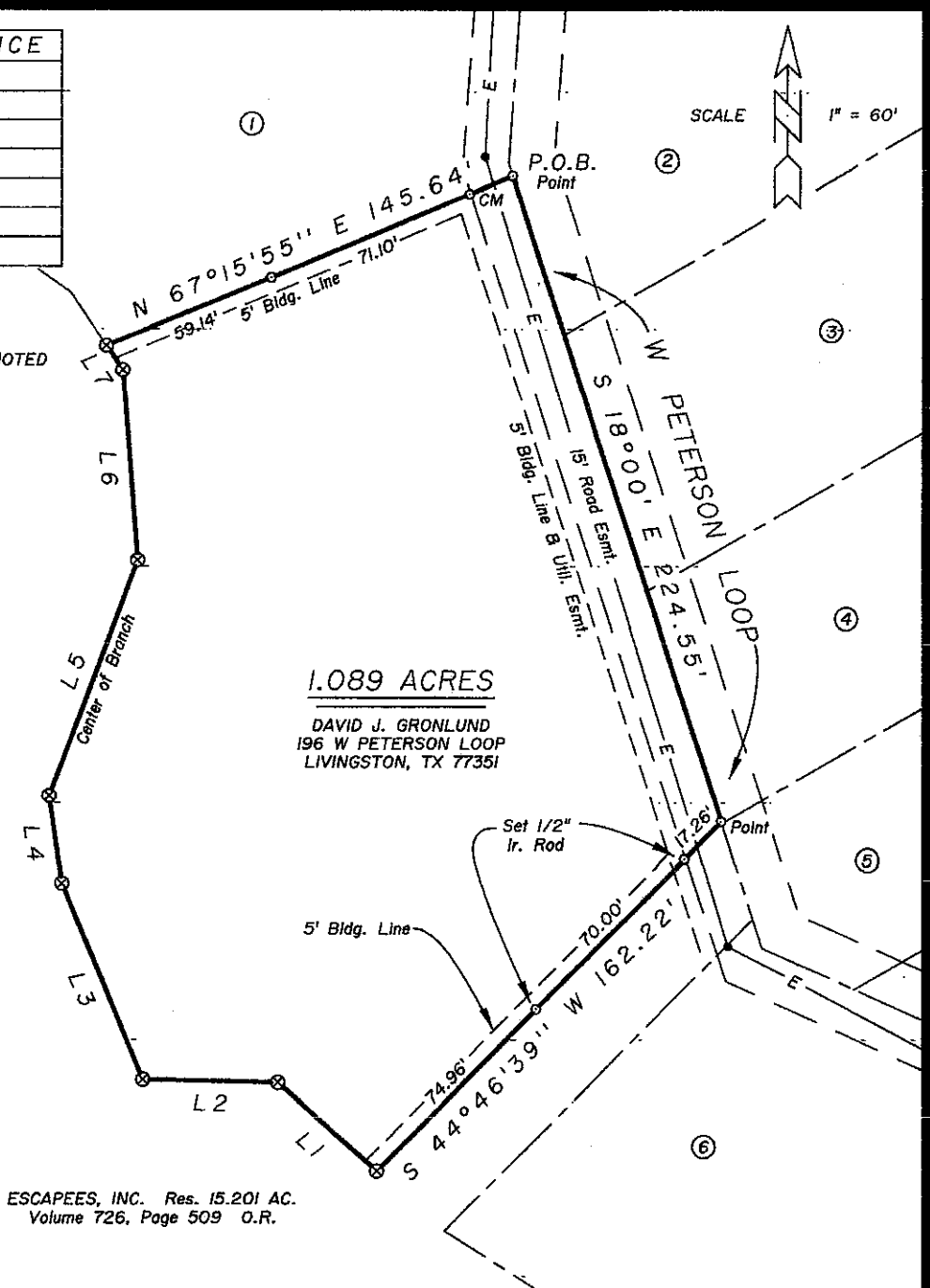
⊙ DENOTES POINT IN CENTER OF BRANCH

-E- DENOTES ELECTRIC LINE

NOTE: THIS SURVEY DOES NOT CERTIFY TO ANY PROPERTY ADDRESS SHOWN.

- ① RAINBOWS END SCT 3 LOT 117
MARY L. DUNAWAY 0.333 AC.
Volume 783, Page 250 O.R.
- ② RAINBOWS END SCT 3 LOT 130
CARL J. FEREN and ELIZABETH H.T. FEREN
REVOCABLE TRUST OF 2003 0.333 AC.
Volume 1886, Page 309 O.R.
- ③ RAINBOWS END SCT 3 LOT 129
WILMA N. LETHERS 0.3333 AC.
Volume 1737, Page 405 O.R.
- ④ RAINBOWS END SCT 3 LOT 128
CARL J. & ELIZABETH H. FEREN
REVOCABLE TRUST OF 2003 0.333 AC.
Volume 1507, Page 541 O.R.
- ⑤ RAINBOWS END SCT 3 LOT 127
KENNETH J. SHULTIS, JR ET UX 0.333 AC.
Volume 1395, Page 202 O.R.
Described in Volume 903, Page 105 O.R.
- ⑥ RAINBOWS END SCT 3 LOT 118
KATHRYN CALLAWAY SMITH 0.539 AC.
Volume 1455, Page 335 O.R.

ESCAPEES, INC. Res. 15.201 AC.
Volume 726, Page 509 O.R.



1.089 ACRES

DAVID J. GRONLUND
196 W PETERSON LOOP
LIVINGSTON, TX 77351

SURVEY PLAT SHOWING

1.089 ACRES OF LAND SITUATED IN THE A. VIESCA SURVEY, A-77, POLK COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 15.201 ACRE TRACT DESCRIBED IN A DEED FROM JACK L. SIPULT TO ESCAPEES, INC. DATED JUNE 27, 1989, AND RECORDED IN VOLUME 726, PAGE 509 OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS.

TO THE LIEN HOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:

I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. IMPROVEMENTS TO THIS PROPERTY ARE NOT SHOWN PER BUYER.
SURVEYED: JUNE 5, 2017 REVISED: JULY 27, 2017

BY: *Gerald L. Wright 7/31/2017*
GERALD L. WRIGHT, R.P.L.S. No. 5334, TEXAS
FIRM REGISTRATION No. 10128800



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METES & BOUNDS DESCRIPTION
A. VIESCA SURVEY, A-77
POLK COUNTY, TEXAS
1.089 ACRES – DAVID J. GRONLUND

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 1.089 ACRES SITUATED IN THE A. VIESCA SURVEY, A-77, POLK COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 15.201 ACRE TRACT DESCRIBED IN A DEED FROM JACK L. SIPULT TO ESCAPEES, INC. DATED JUNE 27, 1989, AND RECORDED IN VOLUME 726, PAGE 509 OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the northeast corner of the herein described tract in the centerline of W Peterson Loop, a thirty (30) foot wide road easement, same being the southeast corner of an 0.333 acre tract described in a deed from Escapees, Inc. to Mary L. Dunaway dated October 22, 1990, and recorded in Volume 783, Page 250 of the said official records, and being a western exterior corner of an 0.333 acre tract described in a deed from Jan Phyllis Fasulo, as Independent Executrix of the Estate of James Robert Sovine, to Carl J. Feren and Elizabeth H.T. Feren Revocable Trust of 2003 dated March 1, 2013, and recorded in Volume 1886, Page 309 of the said official records;

THENCE S 18° 00' E 224.55 feet, with the centerline of the said W Peterson Loop, the lower west line of the said Feren 0.333 acre tract and the west lines of an 0.3333 acre tract described in a deed from Michael A. Beverly and wife, Sarah J. Beverly to Wilma N. Lethers dated March 1, 2010, and recorded in Volume 1737, Page 405 of the said official records and an 0.333 acre tract described in a deed from Chesley G. Schart and Carole M. Schart to Carl J. and Elizabeth H. Feren Revocable Trust of 2003 dated May 1, 2006, and recorded in Volume 1507, Page 541 of the said official records, to a point for the southeast corner of the herein described tract;

THENCE S 44° 46' 39" W, on a line within the said 15.201 acres, at 17.26 feet pass a ½ inch iron rod set for reference on the west right-of-way line of said W Peterson Loop, at 87.26 feet pass a ½ inch iron rod set on line, in all 162.22 feet to a point for the southwest corner of the herein described tract in the center of a branch;

THENCE With the center of the said branch as follows:

- | | |
|----------------------------|-------------------------------|
| 1. N 48° 11' W 43.89 feet, | 2. N 88° 44' W 44.78 feet, |
| 3. N 22° 24' W 70.17 feet, | 4. N 08° 26' W 28.87 feet, |
| 5. N 20° 37' E 83.32 feet, | 6. N 04° 27' W 62.85 feet and |
| 7. N 34° 01' W 9.76 feet | |

to a point for the northwest corner of the herein described tract; same being the southwest corner of the said Dunaway 0.333 acre tract;

THENCE N 67° 15' 55" E, with the south line of the said Dunaway 0.333 acre tract, at 59.14 feet pass a ½ inch iron rod found on line, at 130.24 feet pass a ½ inch iron rod found for reference on the west right-of-way line of the said W Peterson Loop, in all 145.64 feet to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 1.089 ACRES OF LAND.**

The bearings recited herein are based on an adjacent survey. This description was prepared from an actual survey made on the ground under my supervision on June 5, 2017 and revised on July 27, 2017.

LIVINGSTON SURVEYING & MAPPING CORPORATION
LIVINGSTON, TEXAS

By: Gerald L. Wright 7/31/2017
GERALD L. WRIGHT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5334
FIRM REGISTRATION NO. 10128800

