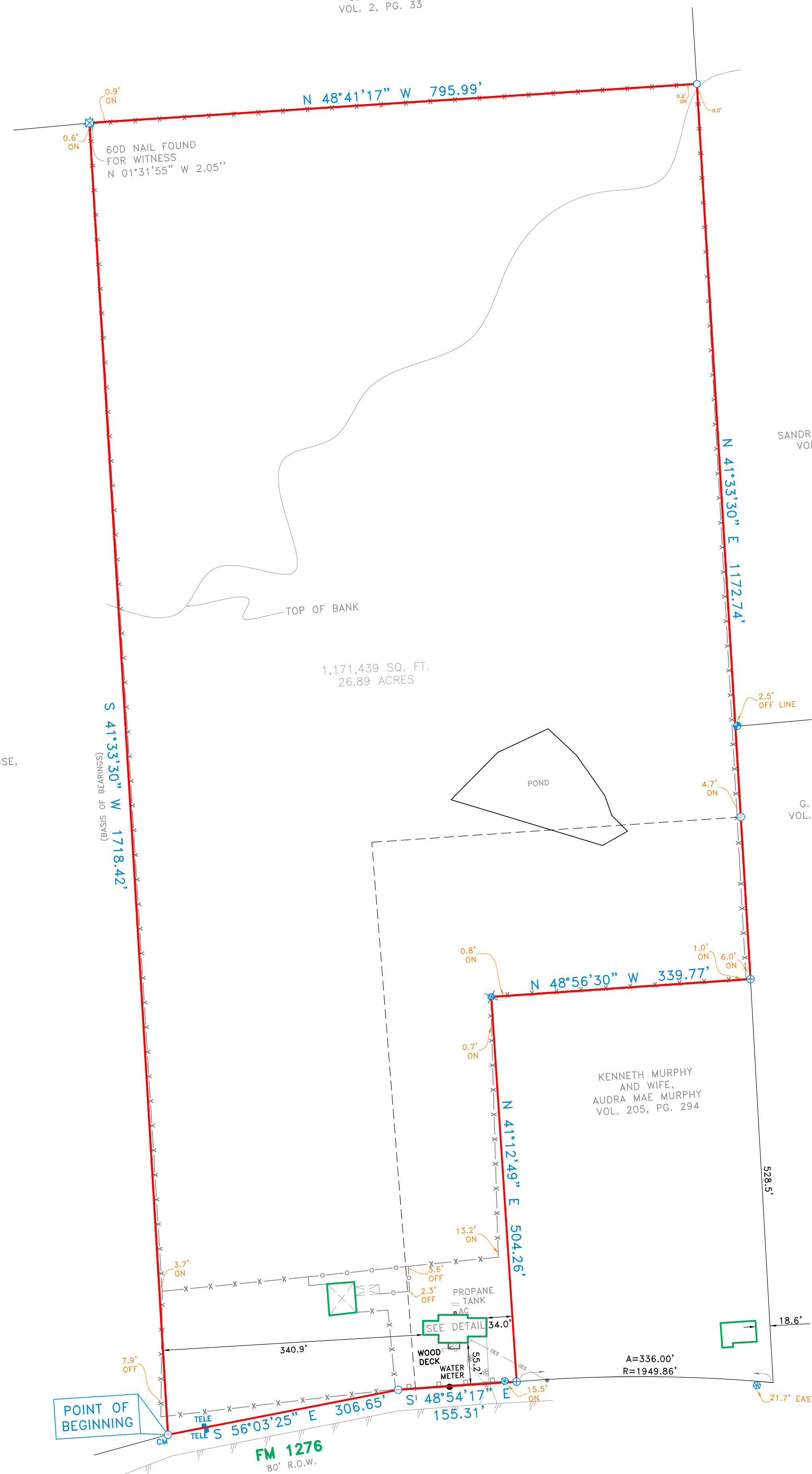
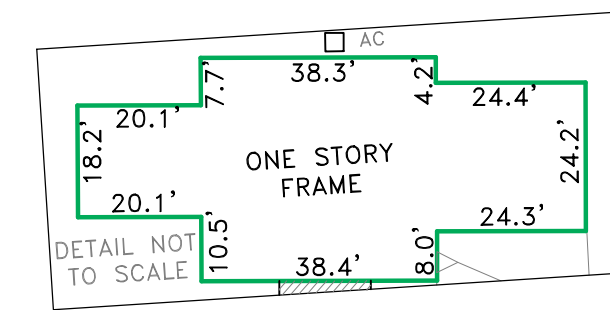


INDIAN SPRINGS LAKES ESTATES  
SECTION 16  
VOL. 2, PG. 33



**478 FM 1276**

Being a tract of land situated in the Juan Falcon Survey, Abstract No. 32, Polk County, Texas, same being that tract of land conveyed to Roy L. McCullough and wife, Lillian McCullough, by deed recorded in Volume 184, Page 464, Deed Records of Polk County, Texas, and being a tract of land conveyed to Jason Peter Gulley and Hope Leona Gulley, husband and wife, by deed recorded in Volume 1424, Page 569, Deed Records of Polk County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of that tract of land conveyed to Denise Smith and spouse, Orin Smith, by deed recorded in Volume 1922, Page 311, Deed Records of Polk County, Texas and being along the Southwest line of FM 1276 (80 foot right-of-way);

THENCE South 41 degrees 33 minutes 30 seconds West, along the Northwest line of said Smith tract, a distance of 1718.42 feet to an angle iron found for corner, said corner being the West corner of said Smith tract and being along the Northeast line of Indian Springs Lakes Estates, Section 16, an Addition to Polk County, Texas, according to the Map or Plat thereof recorded in Volume 2, Page 33 of the Plat Records of Polk County, Texas, from which a 60D nail found bears North 01 degrees 31 minutes 55 seconds West, a distance of 2.05 feet for witness;

THENCE North 48 degrees 41 minutes 17 seconds West, along the Northeast line of said Indian Spring Lakes Estates Addition, a distance of 795.99 feet to a 3/4 inch iron rod found for corner, said corner being the North corner of said Indian Spring Lakes Estates Addition and being along the Southeast line of a tract of land conveyed to Sandra Denise Simmons, by deed recorded in Volume 2080, Page 33, Deed Records of Polk County, Texas;

THENCE North 41 degrees 33 minutes 30 seconds East, along the Southeast line of said Simmons tract, passing at a distance of 960.37 feet to a 1/2 inch iron rod found online for reference, and continuing a total distance of 1172.74 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being along the Southeast line of a tract of land conveyed to G. W. Knight, by deed recorded in Volume 88, Page 330, Deed Records of Polk County, Texas and being the West corner of a tract of land conveyed to Kenneth Murphy and wife, Audra Mae Murphy, by deed recorded in Volume 205, Page 294, Deed Records of Polk County, Texas;

THENCE South 48 degrees 56 minutes 30 seconds East, along the Southwest line of said Murphy tract, a distance of 339.77 feet to a 60d nail set for corner, said corner being the South corner of Murphy tract;

THENCE North 41 degrees 12 minutes 49 seconds East, along the Southeast line of Murphy tract, a distance of 504.26 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being the East corner of said Murphy tract;

THENCE South 48 degrees 54 minutes 17 seconds East, along the Southwest line of said FM 1276, a distance of 155.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 56 degrees 03 minutes 25 seconds East, along the Southwest line of said FM 1276, a distance of 306.65 feet to the POINT OF BEGINNING and containing 1,177,711 square feet or 27.04 acres of land

DENISE SMITH AND SPOUSE,  
ORIN SMITH  
VOL. 1922, PG. 311

SANDRA DENISE SIMMONS  
VOL. 2080 PG. 33

G. W. KNIGHT  
VOL. 88, PG. 330

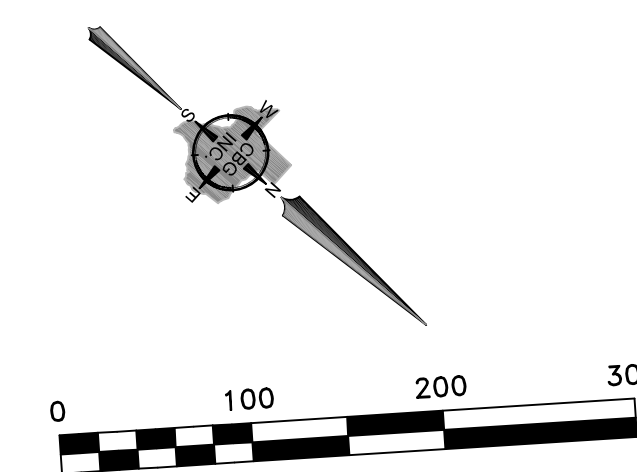
KENNETH MURPHY  
AND WIFE,  
AUDRA MAE MURPHY  
VOL. 205, PG. 294

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor Bryan Connally hereby certifies to Larry Timmerman, in connection with the transaction described in G.F. No. 201744615 (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 20th day of December, 2017  
Revised this 28th day of April, 2020

*Bryan Connally*  
Bryan Connally  
Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48373C0525C, this property does lie in Zone X and does not lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTES:  
BEARINGS ARE BASED ON DEED RECORDED IN VOL. 1922, PG. 311.  
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 249, PG. 321

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	3/4" IRON ROD FOUND
○	5/8" ROD FOUND
⊠	60D NAIL FOUND
⊠	ANGLE IRON FOUND
⊠	UNDERGROUND ELECTRIC
⊠	OVERHEAD ELECTRIC
⊠	POWER POLE
⊠	60DS
⊠	GRAVEL/ROCK ROAD OR DRIVE
⊠	PE - POOL EQUIPMENT
⊠	COLUMN
⊠	AC - AIR CONDITIONING
⊠	FIRE HYDRANT
⊠	COVERED PORCH/DECK OR CARPORT
⊠	OVERHEAD ELECTRIC SERVICE
⊠	OVERHEAD POWER LINE
⊠	CONCRETE PAVING
⊠	DOUBLE SIDED WOOD FENCE
⊠	ASPHALT PAVING
⊠	CHAIN LINK FENCE
⊠	WOOD FENCE
⊠	0.5" WIDE TYPICAL BARBED WIRE
⊠	IRON FENCE
⊠	PIPE FENCE
⊠	OVERHEAD ELECTRIC SERVICE
⊠	OVERHEAD POWER LINE

**CBG SURVEYING INC.**  
12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10158800  
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	12/20/17	1727135	N/A	MARIA

**METES AND BOUNDS**  
JUAN FALCON SURVEY, ABSTRACT NO. 32  
POLK COUNTY, TEXAS  
478 FM NO. 1276