

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION
4.0301 ACRES
JESSE R. JONES SURVEY, ABSTRACT No. 370
POLK COUNTY, TEXAS

BEING a 4.0301 acre of land situated in the Jesse R. Jones Survey, Abstract No. 370, Polk County, Texas and being all of that certain called 4.00 acre tract described in instrument to Robert and Debbie Hunter in Volume 1656, Page 58 in the Official Public Records of Polk County, being more full described by metes and bounds as follows with all bearings based on the Texas Stat Plane Coordinate System, Texas Central Zone, NAD83:


BEGINNING at a found 1/2 inch iron rod, situated in a fence corner same being the east line of that certain called 0.75 acre tract described in instrument to Dale Keith Bradberry, Et. Al. in Volume 1436, Page 762 of the Official Public Records of Polk County, and same being the southwest corner of that certain called 2.00 acre tract described to Tommy and Donna Parks in Volume 1602, Page 908 of the Official Public Records of Polk County, and same being the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 86°55'33" East, along and with the south line of said 2.00 acre tract and partially with a fence, at 216.87 feet passing a 1/2 inch iron rod in the apparent, occupied and monumented west right-of-way line of Family Rd., counting a total distance of 246.87 feet to a point in the centerline of said road, same being in southeast corner of said 2.00 acre tract, and being the southwest corner of certain called 5.00 acre tract described in instrument to Larry Adams in Volume 2177, Page 832 of the Official Public Records of Polk County, same being the northwest corner of that certain called 1.00 acre tract described in instrument to Jerry Comacho in Volume 1556, Page 940 of the Official Public Records of Polk County, same being the northeast corner of the herein described tract;

THENCE South 03°12'05" East, along and with the centerline of said right-of-way, at 388.33 feet passing a point in the end of said right-of-way and a 40 foot radius cul-de-sac, continuing a total distance of 706.08 feet to a found 1/2 inch iron rod situated in a fence corner, being in the southwest corner of that certain called 10.029 acre tract described in instrument to Jeffery Scott Adam and Jennifer Rebecca Adams in Volume 2271, Page 617 of the Official Public Records of Polk County, same being in the north line of that certain called 81.1382 acre tract described in instrument to Cecil Jack Frost, Jr. and Barbara Elaine Frost in Volume 1334, Page 64 of the Official Public Records of Polk County, same being the southeast corner of the herein described tract;

THENCE South 86°44'50" West, along and with said fence line and the north line of said 81.1382 acre tract, 250.62 feet to a found 1/2 inch iron rod situated in a fence corner, being in the southeast corner of that certain called 3.00 acre tract described in instrument to T.W. Elliott in Volume 1859, Page 989 of the Official Public Records of Polk County, same being in the north line of said 81.1382 acre tract, same being the southwest corner of the herein described tract;

THENCE North 02°53'51" West, along and with east line of said 3.00 acre tract and a fence, 706.86 feet to the **POINT OF BEGINNING**, containing a containing a computed area of 4.0301 acres of land within this field note description.


Kenneth E. Savoy, R.P.L.S. 5730



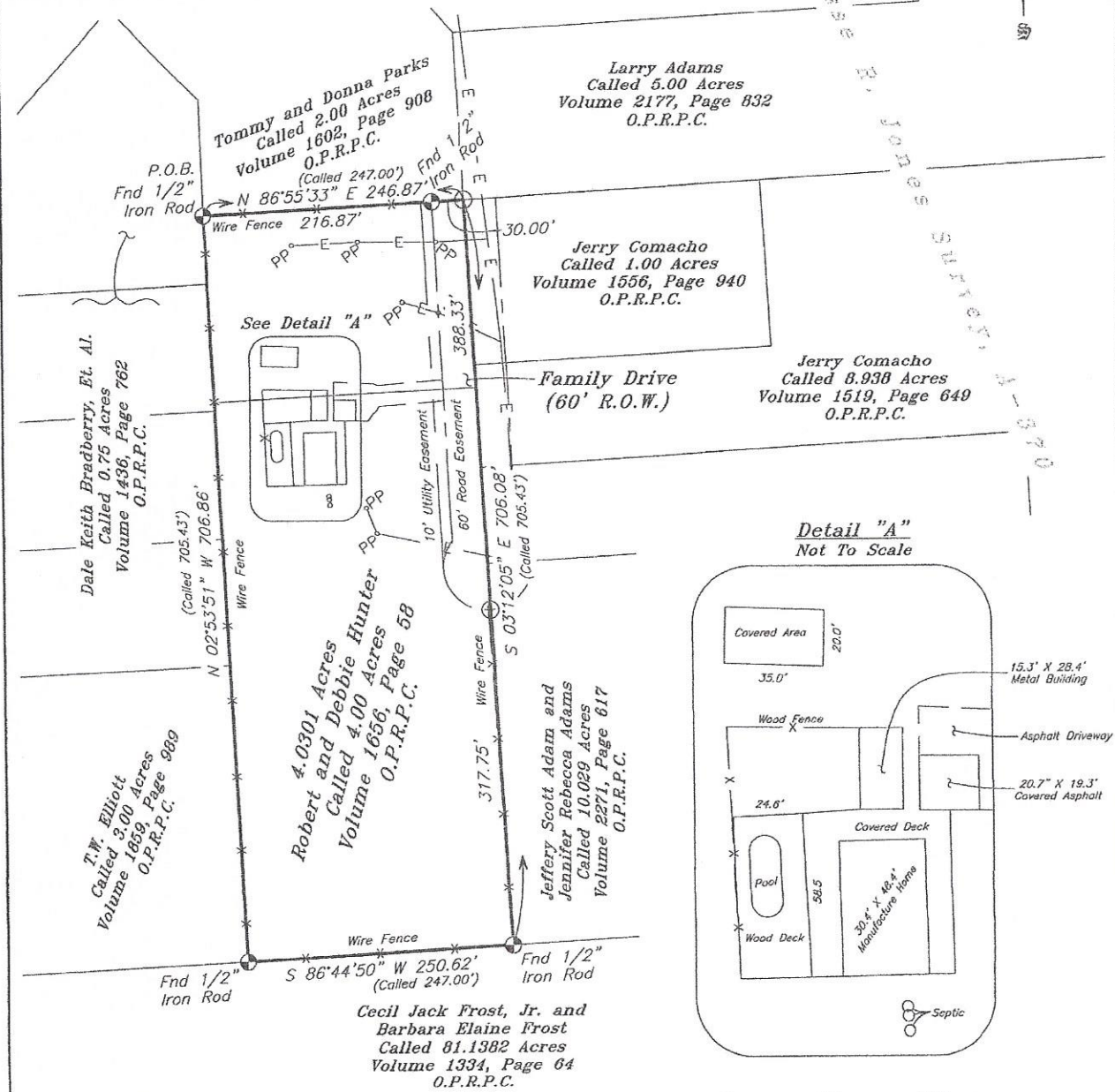
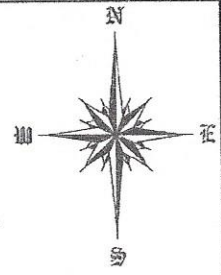
30 December, 2021

Notes:
 Only those items noted in the title commitment issued by:
 W.F.G. National Title Insurance Company
 C.F.No.: 21-30902-PC Effective Date: November 19, 2021

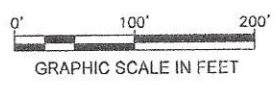
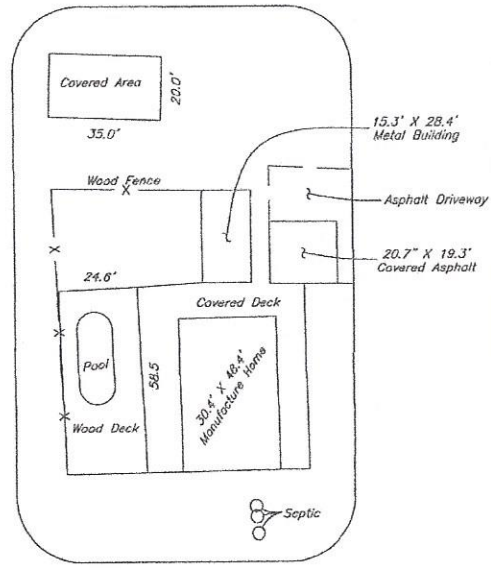
According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.

L.) Right-of-Way/ Easement Described in Volume 500, Page 880 in the Official Public Records of Polk County, Texas, affects subject tract as shown hereon.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83



Detail "A"
 Not To Scale



LEGEND	
Fence Line	— X —
Overhead Powerline	— E —
Building Line	— — — —
Utility Easement	— — — —
Found 5/8" Iron Rod (Unless Noted)	⊙

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 30th day of December, 2021.

Kenneth E. Savoy

KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730



MAP OF SURVEY OF

4.0301 ACRES OF LAND, SITUATED IN THE JESSE R. JONES SURVEY, A-370, POLK COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 4.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO ROBERT AND DEBBIE HUNTER IN VOLUME 1656, PAGE 58 IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN COMPANY

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 December 30, 2021
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 Page: 26
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 Firm No. 10104100