

# EDWARD HAMPTON

## A-280

\*\*\*Rec'd 3rd Class Headright  
for 640AC - patented 320A (1/2)  
In Polk Co. 20 Sept 1849\*\*\*

R Lantron  
5.346A  
1505/538

fn'd 5/8"  
Iron rod  
(W.A. Cook)  
at 19.80'

N 17°15'22" W  
413.91'  
to NEC 22.97A

N 67°29'57" E  
504.61'

utility  
pole

13.128A  
254/583  
Pridgen

10' SHECO  
(Brooks)  
2075/566

utility  
pole

20' width 1255/412

SHECO utility esmts

**5.00  
ACRES**

1235/467

(PARENT TR: 22.97A  
1104/499)

fn'd 5/8"  
Iron rod  
(W.A. Cook)

10' width 1273/730

frame storage  
20x14

undergrd to residence

N 17°15'22" W  
452.96'

46.2'x24.1'  
frame residence  
w/carport & wood deck

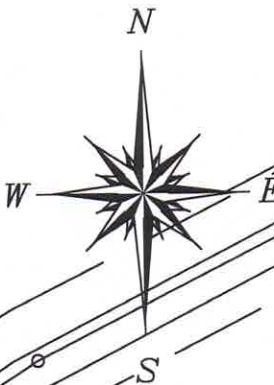
J Brooks  
5.0A  
1172/83

gravel  
drive

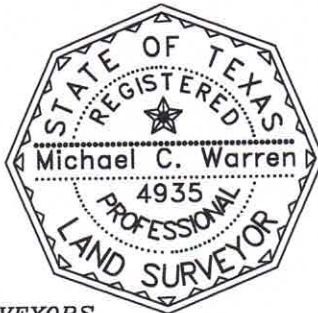
Tempo Water Supply Esmt  
386/181, 386/189 & 386/213

A Cooler Audio Technology  
156A  
1347/100

Colita Loop is a prescriptive  
right-of-way ±60' in width  
maintained by Polk County



Community Title  
G.F. No. 19-1448-PC



QUADRANT SOLUTIONS SURVEYORS  
BEARIN' TREE ED. SEMINARS  
BOX 1343 WILLIS, TX 77378  
(936) 856-8989  
PROJECT NO.: 500219

LAND TITLE SURVEY  
FOR: HOBBY JOSEPH HENDRIX  
3451 COLITA LOOP  
LIVINGSTON, TEXAS 77351

BEING a 5.00 acre tract of land situated in the Edward Hampton Survey, Abstract No. 280, Polk County, Texas, out of the Billy Jack Jones 22.97 acre tract (Exhibit "D") recorded in Volume 1104, Page 499 of the Official Public Records of Polk County, Texas, being that same tract described in deed to Jesse L. Lantron and Jamie Nicole Lantron recorded in Volume 1235, Page 467 of said Official Public Records, said 5.00 acre tract being more particularly described by attached Metes and Bounds.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found 15 October 2019

Michael C. Warren  
Registered Professional Land Surveyor No. 4935

300 Feet

200

100

0

100

200

300

400

500

600

700

800

900

HUNTER ROAD S

17°15'22" E  
413.90'

graded road - Co. maint.

COLITA LOOP

POB  
3/4" Iron rod  
(under asphalt)  
SEC 22.97A

S 63°07'22" W  
509.67'

railroad  
spike  
(under asphalt)

water  
meter

asphalt road

*FIELD NOTE DESCRIPTION  
5.00 ACRES IN THE EDWARD HAMPTON SURVEY, A-280  
POLK COLK COUNTY, TEXAS*

*BEING a 5.00 acre tract of land situated in the Edward Hampton Survey, Abstract No. 280, Polk County, Texas, out of the Billy Jack Jones 22.97 acre tract (Exhibit "D") recorded in Volume 1104, Page 499 of the Official Public Records of Polk County, Texas, being that same tract described in deed to Jesse L. Lantron and Jamie Nicole Lantron recorded in Volume 1235, Page 467 of said Official Public Records, said 5.00 acre tract being more particularly described as follows:*

*BEGINNING at a 3/8 inch iron rod in the centerline of Colita Loop (a prescriptive and County maintained right-of-way 60 feet in width) for the southeasterly corner of the herein described tract and the Jones 22.97 acre parent tract, intersecting the westerly line of Hunter Road (a prescriptive and County maintained right-of-way 50 feet in width) the southwesterly corner of the Joe Pridgen 13.128 acre tract described in Volume 254, Page 583 of the Deed Records of Polk County, Texas, and lastly in the common northerly line of the A Cooler Audio Technology 156.00 acre tract described in Volume 1347, Page 100, Official Public Records;*

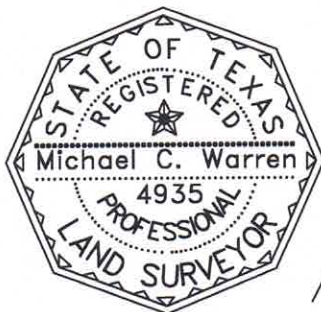
*THENCE with the Centerline of Colita Loop South 63° 07' 22" West 509.67 feet to a railroad spike for the southeasterly corner of the Jeffrey S. Brooks and wife, Notie Ruth Brooks 5.00 acre tract described in Volume 1172, Page 83, Official Public Records;*

*THENCE departing Colita Loop with Brooks' easterly line North 17° 15' 22" West 452.96 feet to a 5/8 inch iron rod set by Surveyor W.A. Cook for the southwesterly corner of the Robert Louis Lantron and wife, Karen Ruth Lantron 5.346 acre tract described in Volume 1505, Page 538 of said Official Public Records of Polk County;*

*THENCE with the southerly line of Lantron's 5.346 acre tract North 67° 29' 57" East 504.61 feet (passing a 5/8 inch iron rod by W.A. Cook at 484.81 feet) to a point in fence and the westerly right-of-way line of Hunter Road;*

*THENCE with the westerly line of Hunter Road South 17° 15' 22" East 413.90 feet to the POINT OF BEGINNING.*

*CONTAINING 5.00 acres of land based on a survey made on the ground 15 October 2019 and shown on Survey Plat No. 500219 of same date.*



A handwritten signature in black ink, appearing to be "M.C. Warren", written over a horizontal line.