

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

Page 1 of 3
January 11, 2022

FIELD NOTE DESCRIPTION
93.3725 ACRES OF LAND
LINAH REYNOLDS SURVEY, ABSTRACT No. 67
POLK COUNTY, TEXAS

BEING four tracts of land totaling 93.3725 acres, situated in the Linah Reynolds Survey, Abstract No. 67, Polk County, Texas, being all of that certain called 81.738 acre tract described as "Tract One" and being out of that certain called 5.810 acre tract described as "Tract Two", both being in instrument to Kingbird, LLC. in Volume 2314, Page 713 in the Official Public Records of Polk County, and being all of that certain called 2.86 acre tract described as "Tract One" and being all of that certain called 2.86 acre tract described as "Tract Two", both being in instrument to Kingbird, LLC, Et. Al. in Volume 2371, Page 806 in the Official Public Records of Polk County, with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a concrete monument found in the center of a sixty (60) foot right-of-way being for W.A. Holder Road, and being on the lower west line of that certain called 9.53 acre tract described in instrument to Allen Shillings in Volume 1369, Page 867 of the Official Public Records of Polk County, same being the northeast corner of said 5.810 acre tract (Tract Two) and being the southeast corner of a thirty (30) foot wide road easement and being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 04°38'51" East, along and with the west line of said 9.53 acre tract (Volume 1369, Page 867), at 152.21 feet passing the southwest corner of said 9.53 acre tract (Volume 1369, Page 867), same being the northwest corner of that certain called 9.53 acre tract described in instrument to Allen Shillings in Volume 481, Page 34 in the Official Public Records of Polk County, continuing for a total distance of 601.53 feet to a set 5/8 inch iron rod, being the southwest corner of that certain called 9.53 acre tract (Volume 481, Page 34), being the southeast corner of said 5.810 acre tract, being in the north line of said 81.738 acre tract, same being a internal ell corner of the herein described tract;

THENCE North 86°49'36" East, along with the south line of said 9.53 acre tract (Volume 481, Page 34), at 903.34 feet passing a found 1/2 inch iron rod situated in the south line of said 9.53 acre tract (Volume 481, Page 34), continuing a total distance of 934.45 feet to the centerline of Woods Creek, and being the southeast corner of said 9.53 acre tract (Volume 481, Page 34) and being the northeast corner of said 81.738 acre tract and being the most eastern northeast corner of the herein described tract;

THENCE along and with the meanders of the centerline of said Woods Creek:

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| 1.) South 34°57'14" West 147.70 feet | 7.) South 19°32'37" East 42.36 feet |
| 2.) South 30°50'06" East 70.74 feet | 8.) South 17°08'41" West 62.10 feet |
| 3.) South 59°05'22" East 79.11 feet | 9.) South 03°47'08" East 28.85 feet |
| 4.) South 28°03'56" East 69.01 feet | 10.) South 38°14'25" East 35.85 feet |
| 5.) South 48°25'08" East 62.77 feet | 11.) South 88°13'42" East 71.04 feet |
| 6.) South 75°04'44" East 250.84 feet | 12.) North 55°49'29" East 39.68 feet |

- 13.) South 21°11'38" East 94.63 feet
- 14.) South 00°08'26" East 54.93 feet
- 15.) South 39°47'59" East 72.93 feet
- 16.) South 45°48'05" East 113.83 feet
- 17.) South 79°15'44" West 160.34 feet

- 18.) North 64°54'11" West 71.46 feet
- 19.) South 37°24'23" West 100.10 feet
- 20.) South 10°12'22" West 28.37 feet
- 21.) South 63°04'55" East 28.66 feet
- 22.) North 89°17'45" East 61.63 feet

THENCE South 71°55'48" East, along and with centerline of said Woods Creek, 15.48 feet to a point in the centerline of said Woods Creek, same being in a north line of certain called 884.98 acre tract described in instrument to Oak Mountain Timber Co. Lp. in Volume 2310, Page 174 of the Official Public Records of Polk County, being the southeast corner of said 81.738 acre tract and of herein described tract;

THENCE South 86°24'18" West, along and with a north line of said 884.98 acres, at 119.48 feet passing a found 1/2 inch iron rod, at 2967.10 feet passing a found 1/2 inch iron rod, continuing a total distance of 2999.70 feet to 1/2 inch iron rod found in the center of a private road, same being in a west line of certain called 2409.78 acres described as Tract Four (4) in instrument to United States of America in Trust for the Alabama-Coushatta Tribe of Texas in Volume 1651, Page 627 of the Official Public Records of Polk County, and being the southwest corner said 81.738 acre tract and of the herein described tract;

THENCE along and with the meanders of said private road:

- 1.) North 51°00'20" West 186.33 feet
- 2.) North 50°54'13" West 184.53 feet
- 3.) North 49°24'41" West 194.02 feet
- 4.) North 43°45'50" West 310.57 feet

THENCE North 39°34'47" West, along and with the meanders of said private road, 155.04 feet to a 1/2 inch iron rod found in the northeast line of said 2409.78 acre tract, same being the south corner of the remainder of said 884.98 acre tract, being an angle point in the west line of said 81.738 acre tract and being an angle point in the west line of the herein described tract;

THENCE North 14°58'05" East 773.46 feet to a 1/2 inch iron rod found in the north margin of said Holder Road and being in the south line of that certain called 5.132 acre tract described in instrument to Steve Townley in Volume 532, Page 228 of the Official Public Records of Polk County, being the most western northwest corner of said 81.738 acre tract and of herein described tract;

THENCE along and with the meanders of the north margin of said Holder Road,

- 1.) South 70°38'14" East 54.45 feet
- 2.) South 85°47'27" East 221.56 feet

THENCE North 73°42'15" East, along and with the north margin of said Holder Road, 335.34 feet to cut T-post for the southeast corner of said 5.132 acre tract, same being in the west line of that certain called 2.66 acre tract described in instrument to David Glenn Busby Sr. in Volume 1767, Page 464 of the Official Public Records of Polk County, and being an external ell corner of said 81.738 acre tract and of the herein described tract;

THENCE South 03°38'25" East, along and with the west line of said 2.66 acre tract (Volume 1767, Page 464), 262.82 feet to a bed rail found for the southwest corner of said 2.66 acre tract (Volume 1767, Page 464), and being an internal ell corner of said 81.738 and of the herein described tract;

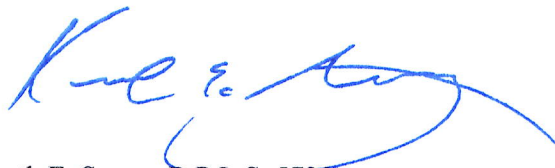
THENCE North $86^{\circ}16'33''$ East, along and with the south line of said 2.66 acre tract (Volume 1767, Page 464), 177.49 feet to a T-post found for the southeast corner of said 2.66 acre tract (Volume 1767, Page 464), and being in the west line of that certain called 2.66 acre tract described in instrument to David White in Volume 2053, Page 857 of the Official Public Records of Polk County, and being an external ell corner of said 81.738 acre tract and of the herein described tract;

THENCE South $03^{\circ}07'07''$ East, along and with the west line of said 2.66 acre tract (Volume 2053, Page 857), 271.36 feet to a concrete monument found for the southwest corner of said 2.66 acre tract (Volume 2053, Page 857), same being an external ell corner of said 81.738 acre tract and of the herein described tract;

THENCE North $86^{\circ}49'36''$ East, along and with the south side of said 2.66 acre tract (Volume 2053, Page 857), at 210.38 feet passing a concrete monument found for the southeast corner of said 2.66 acre tract (Volume 2053, Page 857), same being the southwest corner of that certain called 2.162 acre tract described as Tract Two in instrument to Allen Shillings in Volume 1369, Page 867 of the Official Public Records of Polk County, continuing a total distance of 523.08 feet to a concrete monument found for the southeast corner of said 2.162 acre tract, same being the southwest corner of said 2.86 acre tract (Tract Two, Volume 2053, Page 806), and same being an internal ell corner of the herein described tract,

THENCE North $03^{\circ}26'11''$ West, along and with the east line of said 2.162 acre tract, 596.70 feet to a point of the north margin of said 30 foot right-of-way, same being the northwest corner of said 2.86 acre tract (Tract Two, Volume 2371, Page 806) and being the most northern northwest corner of the herein described tract;

THENCE North $86^{\circ}30'26''$ East, along and with the north line of said 30 foot right-of-way, crossing said Holder Road, 831.94 feet to the **POINT OF BEGINNING**, containing a computed area of 93.3725 acres of land within this field note description.



Kenneth E. Savoy, R.P.L.S. 5730
11 January 2022

