

DAULA ESTELLE HILLIN
13.54 ACRE TRACT
O. H. DEGGS SURVEY, ABSTRACT NO. 938
W. D. HOOD SURVEY, ABSTRACT NO. 328
POLK COUNTY, TEXAS

BEING all that certain tract or parcel of land lying and situated in Polk County, Texas, out of the **O. H. DEGGS SURVEY, ABSTRACT NO. 938 & W. D. HOOD SURVEY, ABSTRACT NO. 328**, and being a part or portion of that certain 21.075 acre tract-Exhibit "A" described in a deed conveyed from Mark Steven Kortz, et ux to Daula Estelle Hillin dated January 31, 2018 and recorded in Volume 2138 on Page 889 of the Official Records of Polk County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

COMMENCING at a railroad iron found for the Northeast corner of the aforesaid referred to 21.075 acre tract and the aforesaid referred to O. H. DEGGS SURVEY and an interior ell corner of that certain 1640 acre tract-TRACT 16-BLOCK 1-EXHIBIT "A" described in a deed conveyed from Rayonier Damascus, LLC to Rayonier Texas, L.P. dated January 31, 2007 and recorded in Volume 1562 on Page 001 of the said Official Records and the CALVIN BARCO SURVEY, ABSTRACT NO. 108, from which a 18" Pine w/ "X" for witness bears S 84° 24' W at 12.2 feet and a Pine stump bears S 13° 18' E at 6.7 feet;

THENCE, in part along the most Northerly East boundary line of the said 21.075 acre tract and in part along a West boundary line of the said 1640 acre tract and in part along a common survey line of the said O. H. DEGGS SURVEY and the said CALVIN BARCO SURVEY, in part within Wolf Hill Road, S 02° 12' 52" W (called S 00° 21' 24" W), at 242.51 feet pass on line a 1/2" iron pipe set for reference, at a total distance of 267.62 feet a point for corner, at the intersection of the approximate curving centerline of the said Wolf Hill Road, for the **POINT OF BEGINNING**, from which a 1/2" iron pipe set for reference bears S 02° 12' 52" W at 25.12 feet;

THENCE, in part along the most Northerly East boundary line of the said 21.075 acre tract and in part along a West boundary line of the said 1640 acre tract and in part along a common survey line of the said O. H. DEGGS SURVEY and the said CALVIN BARCO SURVEY, S 02° 12' 52" W (called S 00° 21' 24" W) at 89.50 feet a 1/2" iron rod found for the most Easterly Southeast corner of the said 21.075 acre tract and the most Westerly Northeast corner of that certain 5.936 acre tract-TRACT THREE-EXHIBIT "C" described in a deed conveyed from Judd Williamson, et ux to Todd Mezger, et ux dated August 18, 1995 and recorded in Volume 984 on Page 437 of the said Official Records and the Southeast corner of the said O. H. DEGGS SURVEY and the Northeast corner of the aforesaid referred to W. D. HOOD SURVEY, from which a fence corner post bears N 40° 09' W at 0.6 feet and a concrete monument found for a Southwest corner of the said 1640 acre tract and an interior ell corner of the said 5.936 acre tract bears S 01° 56' 08" W at 56.82 feet;

THENCE, along the most Easterly South boundary line of the said 21.075 acre tract, along the most Westerly North boundary line of the said 5.936 acre tract and along the North boundary line of that certain 10.0 acre tract described in a deed conveyed from Judd Williamson, et ux to Todd Mezger, et ux dated November 23, 1994 and recorded in Volume 952 on Page 794 of the said Official Records, in part along the common survey line of the said O. H. DEGGS SURVEY and W. D. WOODS SURVEY, N 88° 00' 36" W at 873.29 feet (called N 89° 50' 00" W at 873.55 feet) a 3/8" iron rod found for an interior angle corner of the said 21.075 acre tract and the Northwest corner of the said 10.0 acre tract, from which a Pine stump/fence corner bears S 84° 09' E at 13.0 feet;

THENCE, along the most Southerly East boundary line of the said 21.075 acre tract and along the most Northerly West boundary line of the said 10.0 acre tract, across the said W. D. HOOD SURVEY, S 05° 12' 26" E at 156.49 feet a 3/8" iron rod for the most Westerly Southeast corner of the said 21.075 acre tract, an interior angle corner of the said 10.0 acre tract and the most Westerly Northeast corner of that certain 14.23 acre tract-Tract 1-Exhibit "A" described in a deed conveyed from James Stockton, et al to James Stockton, et al dated April 11, 2019 and recorded in Volume 2204 on Page 176 of the said Official Records, from which a fence corner bears S 74° 11' E at 1.1 feet;

THENCE, in part along the most Westerly South boundary line of the said 21.075 acre tract and along the most Westerly North boundary line of the said 14.23 acre tract, continuing across the said W. D. WOODS SURVEY, N 88° 10' 21" W at 435.69 feet (called N 89° 57' 32" W at 1205.47 feet- -total) a 5/8" iron rod found, at a fence corner post, for the Northwest corner of the said 14.23 acre tract and the Northeast corner of that certain 7.850 acre tract-EXHIBIT "A" described in a deed conveyed from Carl R. Lee, et al to Daniel D. Pitre dated September 13, 1991 and recorded in Volume 820 on Page 482 of the said Official Records;

THENCE, continuing along the most Westerly South boundary line of the said 21.075 acre tract and along the North boundary line of the said 7.850 acre tract, continuing across the said W. D. WOODS SURVEY, N 88° 07' 22" W at 769.83 feet (called N 89° 57' 32" W at 1205.47 feet- -total) a 5/8" iron rod found, on the approximate centerline of Nine Bridges Road, for the Southwest corner of the said 21.075 acre tract, the Northwest corner of the said 7.850 acre tract and an angle corner of that certain 16.663 acre tract-Exhibit "A" described in a deed conveyed from Johnell Edris Jalomo, et al, Independent Executrix of the Estate of Jewel Hortense Kelley, Deceased to Ronnie Dale Myers, et ux dated November 8, 2013 and recorded in Volume 1922 on Page 786 of the said Official Records, from which a fence corner post bears S 80° 19' E at 24.9 feet;

THENCE, along the most Southerly West boundary line of the said 21.075 acre tract and along the most Northerly East boundary line of the said 16.663 acre tract, generally along the said centerline of Nine Bridges Road, continuing across the said W. D. WOODS SURVEY, N 09° 59' 11" E at 165.07 feet (called N 08° 02' 39" E at 165.09 feet) a 1/2" iron rod found, on the common survey line of the said W. D. WOODS SURVEY and the said CALVIN BARCO SURVEY, for an interior angle corner of the said 21.075 acre tract, the Northeast corner of the said 16.663 acre tract and the most Easterly Southeast corner of that certain 117.77 acre tract described in a deed convey from Sylvia Susie Jeanfreau Howard, et al to Danny Huneycutt dated July 15, 2015 and recorded in Volume 2005 on Page 938 of the said Official Records, from which a 1/2" iron rod found for reference bears N 87° 32' 42" W at 20.74 feet;

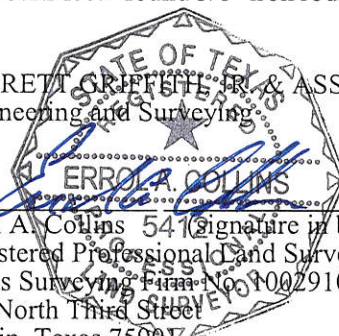
THENCE, in part along the most Northerly West boundary line of the said 21.075 acre tract and in part along the most Northerly East boundary line of the said 117.77 acre tract, generally along the said centerline of Nine Bridges Road, across the said O. H. DEGGS SURVEY, N 02° 24' 25" E (called N 00° 15' 51" E) at 200.08 feet a 1/2" iron pipe set for corner, at the intersection of the approximate centerline of the said Nine Bridges Road and the said Wolf Hill Road, from which a 1/2" iron pipe set for reference bears N 35° 00' 57" E at 46.39 feet, another 1/2" iron pipe set for reference bears S 54° 59' 03" E at 29.68 feet (from said 1/2" iron pipe, a fence corner post bears N 80° 53' E at 1.4 feet);

THENCE, across the said 21.075 acre tract and generally along the said centerline of Wolf Hill Road, the following fifteen courses:

- 1) N 67° 37' 29" E at 161.86 feet a point for an angle corner;
- 2) N 71° 45' 04" E at 55.19 feet a point for the beginning of curvature;
- 3) 67.19 feet along a 36° 43' 47" curve to the right, having a radius of 155.99 feet, a central angle of 24° 40' 47" and a long chord bearing of N 85° 34' 35" E a distance of 66.67 feet to a point for end of curvature;
- 4) S 83° 56' 45" E at 101.46 feet a point for an angle corner;
- 5) S 85° 55' 34" E at 169.81 feet a point for the beginning of curvature;
- 6) 183.02 feet along a 04° 05' 58" curve to the right, having a radius of 1397.63 feet, a central angle of 07° 30' 10" and a long chord bearing of S 81° 07' 06" E a distance of 182.89 feet to a point for end of curvature;
- 7) S 76° 54' 42" E at 208.35 feet a point for an angle corner;
- 8) S 78° 36' 32" E at 70.85 feet a point for an angle corner;
- 9) S 81° 31' 50" E at 121.84 feet a point for an angle corner;
- 10) S 78° 06' 45" E at 296.31 feet a point for an angle corner;
- 11) S 74° 21' 03" E at 62.23 feet a point for an angle corner;
- 12) S 72° 09' 27" E at 146.18 feet a point for the beginning of curvature;
- 13) 44.42 feet along a 50° 50' 28" curve to the left, having a radius of 112.70 feet, a central angle of 22° 35' 00" and a long chord bearing of S 81° 17' 59" E a distance of 44.13 feet to a point for end of curvature;
- 14) N 89° 57' 27" E at 200.25 feet a point for the beginning of curvature;
- 15) 185.03 feet along a 04° 21' 13" curve to the right, having a radius of 1316.02 feet, a central angle of 08° 03' 21" and a long chord bearing of S 86° 14' 27" E a distance of 184.88 feet to the POINT AND PLACE OF BEGINNING and containing 13.54 acres of land, more or less, of which 1.17 acres lie within Wolf Hill Road and of which 0.21 acre lies within Nine Bridges Road.

Basis of Bearings: The West boundary line of that certain 5.514 acre tract-TRACT ONE-EXHIBIT "A" described in a deed conveyed from Rex A. Hoot, et ux to Lena Singletary dated April 21, 2011 and recorded in Volume 1792 on Page 968 of the Official Records of Polk County, Texas. (Deed call - S 01° 28' 52" W at 495.22 feet - found 3/8" iron rod (NEC) and 5/8" iron rod (SEC/ref) 495.15 feet apart).

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying



Errol A. Collins 5412 (signature in blue ink)
Registered Professional Land Surveyor No. 5412
Texas Surveying Exam No. 10029100
408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
December 4, 2020

SEE ATTACHED PLAT