

FIELDNOTES of 3.528 Acres in the James W. Abbey Survey, A-84, Polk County, Texas and being a resurvey of a called 4.0 Acre Tract conveyed by Karen Jones Selman to Texian Partners, LLC Defined Benefit Pension Plan by deed dated April 17, 2017 and recorded in Volume 2097, Page 915 of the Polk County Official Records. Said 3.528 Acres being more particularly described as follows:

COMMENCING at a concrete right of way monument found for corner in the Northeast right of way of U.S. Highway No. 190 and also being a corner of a 6.21 Acre Tract conveyed to the Trinity River Authority of Texas by deed recorded in Volume 225, Page 96 of the Polk County Deed Records;

THENCE with said right of way and a Northeast Line of said 6.21 Acre Tract, S58°55'00"E 304.54 feet to an angle corner of said right of way and said 6.21 Acre Tract, found a concrete right of way monument for corner;

THENCE with said right of way and a Northeast Lines of said 6.21 Acre Tract, S53°50'46"E 264.84 feet to a 5/8" iron rod with a yellow cap stamped "RPLS No. 1658" found for corner in the Southeast Line of the John Burgess Survey, A-7, and the Northwest Line of said Abbey Survey and also being in the Southeast Line of a 421 Acre Tract conveyed to Ben Ogletree, et al, by partition deed recorded in Volume 147, Page 13 of said Deed Records;

THENCE across said Highway and with said Survey Line, S66°12'32"W 167.32 feet to a 5/8" iron rod with a yellow cap stamped "RPLS No. 5368" set for the North corner of said 4.0 Acre Tract and the Actual Place of Beginning of the herein described 3.528 Acre Tract in the Southwest right of way of said Highway;

THENCE with said Southwest right of way and a Northeast Line of said 4.0 Acre Tract, S54°57'15"E 92.12 feet to a 4" x 4" concrete monument found for an East corner of said 4.0 Acre Tract and the North corner of a 2.2386 Acre Tract conveyed to Larry Edwards by deed recorded in Volume 1831, Page 805 of said Official Records;

THENCE with a Southeast Line of said 4.0 Acre Tract and the Northwest Line of said 2.2386 Acre Tract, S47°30'20"W 299.89 feet to an interior corner of said 4.0 Acre Tract and the West corner of said 2.2386 Acre Tract, found a 4" x 4" concrete monument for corner;

THENCE with a Northeast Line of said 4.0 Acre Tract and the Southwest Line of said 2.2386 Acre Tract, S37°43'15"E 295.45 feet to an interior corner of said 4.0 Acre Tract and the South corner of said 2.2386 Acre Tract, found a 4" x 4" concrete monument for corner;

THENCE with a Northwest Line of said 4.0 Acre Tract and the Southeast Line of said 2.2386 Acre Tract, N56°56'54"E 298.59 feet to a North corner of said 4.0 Acre Tract and the East corner of said 2.2386 Acre Tract, found a broken 4" x 4" concrete monument for corner in the Southwest Line of a 1.13 Acre Tract conveyed to Herbert W. Gallier by deed recorded in Volume 1740, Page 511 of said Official Records;

THENCE with a Northeast Line of said 4.0 Acre Tract and the Southwest Line of said 1.13 Acre

Tract, S21°56'37"E 99.98 feet to the East corner of said 4.0 Acre Tract and the North corner of a 4.0 Acre Tract conveyed to Glatha M. Harrison and husband, Earnest Harrison, and Travis G. Wakefield by deed recorded in Volume 1101, Page 007 of said Official Records, found a 5/8" iron rod for corner;

THENCE with the common Line between said 4.0 Acre Tracts, S67°03'52"W 545.15 feet to the West common corner between said 4.0 Acre Tracts, found a 1/2" iron rod for corner in the East right of way of the old Onalaska to Blanchard Highway, now known as Forest Hills Loop, a 100 foot county maintained roadway;


THENCE with the West Line of said Texian 4.0 Acre Tract and said East right of way, N15°04'55"W 46.17 feet to the beginning of a curve to the left, set a 5/8" iron rod with a yellow cap stamped "RPLS No. 5368" for corner;

THENCE with said right of way and the West Line of said 4.0 Acre Tract in a curve to the left, having a central angle of 07°30'57", a radius of 3509.09 feet, and a chord of N22°28'49"W 459.98 feet, an arc distance of 460.31 feet to the West corner of said 4.0 Acre Tract and the South corner of said 421 Acre Tract, set a 5/8" iron rod with a yellow cap stamped "RPLS No. 5368" in the common survey Line between said Burgess and Abbey Surveys;

THENCE with the Southeast Line of said 421 Acre Tract, the Northwest Line of said 4.0 Acre Tract and said Survey Line, N66°12'32"E, at 28.75 feet and 0.86 feet left found a 1/2" iron rod with a yellow cap stamped "TPS 100834-00" and continue on same course a total distance of 401.36 feet to the Place of Beginning and containing 3.528 Acres of Land.

The bearings described herein are based upon deed calls for said 6.21 Acre Tract.

Surveyed : September 21 & 23, 2021 and January 5-6, 2022

  
Alan Cook, Registered Professional  
Land Surveyor, No. 5368

