

WATSON SURVEYING & GIS SERVICES, L.L.C.

Firm No. 10194598

Being 8.397 acres in the Moses L. Choate Survey, Abstract 15, Polk County, Texas, and being the same land called 6.75 acres described as "ML CHOATE ab 15 sc 1 tr 14B (6.75 acres N. Washington Street) (Alverson)" in a special warranty deed from Carol Sue Reuter Henry, Linda Jean Reuter Nadolski, and Judith Ann Reuter Hamelers to Reuter Rentals, L.L.C., as recorded in Volume 1793, Page 058 of the Official Public Records of Polk County, Texas:

Beginning at a 5/8" iron rod with a blue cap marked "WATSON RPLS 6351" set for the southeast corner of this tract and the northeast corner of a called 0.096 acre tract awarded to Dennis Alverson in Cause Number CIV23561, as recorded in Volume 1817, Page 318 of the Official Public Records of Polk County, Texas; and being in the west line of a called 3.110 acre tract as described in a deed to the State of Texas, as recorded in Volume 112, Page 237 of the Deed Records of Polk County, Texas; and being in the west right-of-way line of Business U.S. Highway 59;

Thence South 87° 05' 43" West with the south line of this tract and the north line of said 0.096 acre tract, at 6.81 feet passing near a leaning 4" iron pipe, at 105.02 feet passing a 1/2" iron rod with a yellow cap marked "LSMC RPLS 1962" found for the northwest corner of said 0.096 acre tract and the northeast corner of a called 0.535 acre tract as described in a deed to Dennis Jeff Alverson, as recorded in Volume 679, Page 338 of the Official Public Records of Polk County, Texas, and continuing with the south line of this tract and north line of said 0.535 acre tract a total distance of 584.02 feet to a 5/8" iron rod with a blue cap marked "WATSON RPLS 6351" set for the southwest corner of this tract and the northwest corner of said 0.535 acre tract, and being in the east right-of-way line of Union Pacific Railroad, being 40 feet from the centerline;

Thence North 13° 55' 46" East with the west line of this tract and the east right-of-way line of said railroad, 40 feet from the centerline, a distance of 731.75 feet to a 5/8" iron rod with a blue cap marked "WATSON RPLS 6351" set for the northwest corner of this tract in the east right-of-way line of said railroad, 40 feet from the centerline, and being in the south line of a called 1.149 acre tract as described in a deed to The City of Livingston, as recorded in Volume 855, Page 810 of the Official Public Records of Polk County, Texas, from which a found 5/8"

iron rod bears South $56^{\circ} 35'$ West 8.12 feet;
Thence North $85^{\circ} 56' 35''$ East with the north line of this tract and the south line of said 1.149 acre tract a distance of 484.68 feet to a $5/8''$ iron rod near a broken concrete monument found for the northeast corner of this tract, the southeast corner of said 1.149 acre tract, the northwest corner of said 3.110 acre tract, and the southwest corner of a called 3.003 acre tract as described in a deed to the State of Texas, as recorded in Volume 112, Page 272 of the Deed Records of Polk County, Texas, and being in the west right-of-way line of Business U.S. Highway 59;
Thence South $06^{\circ} 05' 43''$ West with the east line of this tract, the west line of said 3.110 acre tract, and said right-of-way line, a distance of 9.06 feet to a $5/8''$ iron rod with a blue cap marked "WATSON RPLS 6351" set near a broken concrete monument for an angle point in the east line of this tract, being in the west line of said 3.110 acre tract, and being the north corner of a called 0.241 acre tract described as "PARCEL NO. 148" in a deed to the State of Texas, as recorded in Volume 216, Page 572 of the Deed Records of Polk County, Texas, and being an angle corner of said right-of-way line;
Thence South $22^{\circ} 40' 49''$ West continuing with the east line of this tract, the west line of said 0.241 acre tract, and said right-of-way line, a distance of 102.99 feet to a leaning concrete monument found for an angle corner in the east line of this tract and an angle corner in the west line of said 0.241 acre tract; and being an angle corner in said right-of-way line;
Thence South $06^{\circ} 05' 43''$ West continuing with the east line of this tract, the west line of said 0.241 acre tract, and said right-of-way line, a distance of 197.53 feet to a concrete monument found for an angle corner in the east line of this tract and an angle corner in the west line of said 0.241 acre tract; and being an angle corner in said right-of-way line;
Thence South $02^{\circ} 06' 51''$ East continuing with the east line of this tract, the west line of said 0.241 acre tract, and said right-of-way line, a distance of 205.87 feet to a $5/8''$ iron rod with a blue cap marked "WATSON RPLS 6351" set near a broken concrete monument for an angle corner in the east line of this tract and the south corner of said 0.241 acre tract; and being in the west line of said 3.110 acre tract; and being an angle corner in said right-of-way line;
Thence South $06^{\circ} 05' 43''$ West with the east line of this tract, the west line of said 3.110 acre tract, and said right-of-way line, a distance of 209.93 feet to the place of beginning containing 8.397 acres of land.

Subject to a 10-foot easement over said 8.397 acre tract, and being the same easement as described in a warranty deed from Vernell Curtis Alverson to Dennis Jeff Alverson, as recorded in Volume 679, Page 338 of the Official Public Records of Polk County, Texas;

Being at a 5/8" iron rod with a blue cap marked "WATSON RPLS 6351" set for the southeast corner of this easement and said 8.397 acre tract, and being the northeast corner of a called 0.096 acre tract awarded to Dennis Alverson in Cause Number CIV23561, as recorded in Volume 1817, Page 318 of the Official Public Records of Polk County, Texas; and being in the west line of a called 3.110 acre tract as described in a deed to the State of Texas, as recorded in Volume 112, Page 237 of the Deed Records of Polk County, Texas; and being in the west right-of-way line of Business U.S. Highway 59;

Thence South 87° 05' 43" West with the south line of this easement and said 8.397 acre tract and the north line of said 0.096 acre tract a distance of 105.02 feet to a 1/2" iron rod with a yellow cap marked "LSMC RPLS 1962" found for the northwest corner of said 0.096 acre tract and the northeast corner of a called 0.535 acre tract as described in a deed to Dennis Jeff Alverson, as recorded in Volume 679, Page 338 of the Official Public Records of Polk County, Texas, and being in the south line of this easement and said 8.397 acre tract;

Thence South 87° 05' 43" West continuing with the south line of this easement and said 8.397 acre tract, and with the north line of said 0.535 acre tract a distance of 20.00' to a point for the southwest corner of this easement, and being in the south line of said 8.397 acre tract and the north line of said 0.535 acre tract;

Thence North 06° 05' 43" East with the west line of this easement and crossing said 8.397 acre tract a distance of 10.00 feet to an "X" marked in concrete and painted for the northwest corner of this easement;

Thence North 87° 05' 43" East with the north line of this easement and crossing said 8.397 acre tract a distance of 125.02 feet to a 5/8" iron rod with a blue cap marked "WATSON RPLS 6351" set for the northeast corner of this easement in the east line of said 8.397 acre tract and the west line of said 3.110 acre tract, and being in said right-of-way line;

Thence South 06° 05' 43" West with the east line of this easement, the east line of said 8.397 acre tract, the west line of said 3.110 acre tract, and said right-of-way line a distance of 10.00 feet to the place of beginning containing 0.028 acres of land.

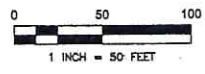
Bearings, distances, and areas are based on grid coordinates in the NAD83(2011) datum Texas Central Zone 4203, with a convergence angle of 2.782 degrees and a combined scale factor of 0.99988842.

This is to certify that I, William M. Watson, Registered Professional Land Surveyor No. 6351 of the State of Texas, have made an on-the-ground survey of the property shown here on and prepared this legal description of same, and that this legal description correctly represents a survey made by me on July 27, 28, 29, and August 2, 3, 4, 8, 9, and 10, 2022, and that this is a category 1A survey, given under my hand this the 22nd day of August, 2022.

William M. Watson, RPLS #6351

Page 2 of 2

LINE	BEARING	DISTANCE
L1	S 87°05'43" W	105.00'
L2	S 87°05'43" E	20.00'
L3	N 06°05'43" E	10.00'
L4	N 87°05'43" E	110.00'
L5	S 06°05'43" W	10.00'

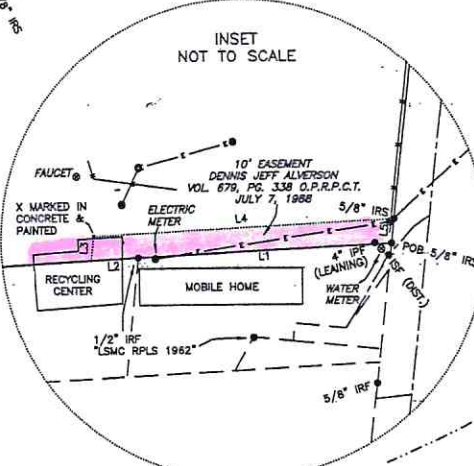


CALLED 1.148 ACRES
THE CITY OF LIVINGSTON
TRACT TWO
VOL. 855, PG. 810 O.P.R.P.C.T.
JULY 22, 1992

CALLED 3.003 ACRES
STATE OF TEXAS
VOL. 112, PG. 272 D.R.P.C.T.
AUGUST 21, 1937

UNION PACIFIC RAILROAD RIGHT-OF-WAY

CHAIN LINK FENCE N 85°56'33" E 484.68'

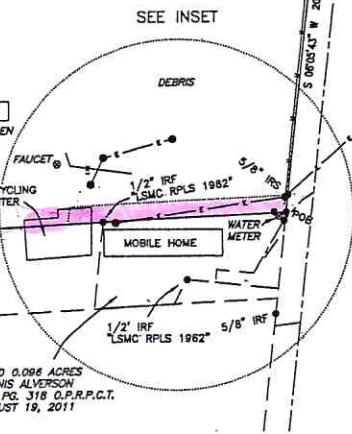


CALLLED 0.241 ACRES
STATE OF TEXAS
PARCEL NO. 148
VOL. 216, PG. 572 D.R.P.C.T.
AUGUST 8, 1988

8.397 ACRES
(CALLED 6.75 ACRES)

MOSES L. CHOATE SURVEY
A-15

CALLLED 3.110 ACRES
STATE OF TEXAS
VOL. 112, PG. 237 D.R.P.C.T.
OCTOBER 25, 1937



CALLLED 0.535 ACRES
DENNIS JEFF ALVERSON
VOL. 679, PG. 338 O.P.R.P.C.T.
JULY 7, 1988

CALLLED 0.096 ACRES
DENNIS ALVERSON
VOL. 1817, PG. 318 O.P.R.P.C.T.
AUGUST 19, 2011

- LEGEND**
- IRON ROD OR STAKE OR PIPE
 - CONCRETE MONUMENT
 - UTILITY
 - POWER POLE
 - BOUNDARY LINE
 - ADJOINER LINE
 - EASEMENT LINE
 - POWERLINE
 - FENCE
 - EDGE OF PAYMENT
 - CREEK/DRAIN
 - RAILROAD

POB: POINT OF BEGINNING
IRF: IRON ROD FOUND
IPF: IRON PIPE FOUND
ISF: IRON STAKE FOUND
CON MON: CONCRETE MONUMENT
5/8" IRS: 5/8" IRON ROD SET WITH
BLUE CAP MARKED "WATSON RPLS 6351"



SURVEY FOR REUTER RENTALS, L.L.C. OF 8.397 ACRES IN THE MOSES L. CHOATE SURVEY, ABSTRACT 15, POLK COUNTY, TEXAS, AND BEING THE SAME LAND CALLED 6.75 ACRES DESCRIBED AS "M. L. CHOATE AB 15 SC 1 TR 148 (6.75 ACRES N. WASHINGTON STREET) (ALVERSON)" IN A SPECIAL WARRANTY DEED FROM CAROL SUE REUTER HENRY, LINDA JEAN REUTER NADOLSKI, AND JUDITH ANN REUTER HAMELERS TO REUTER RENTALS, L.L.C. AS RECORDED IN VOLUME 1793 PAGE 058 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS.

NO UNDERGROUND UTILITIES OR APPURTENANCES WERE LOCATED FOR THIS SURVEY.
NO TITLE SEARCH WAS PERFORMED FOR EASEMENTS OR OTHER ENCUMBRANCES.

BEARINGS, DISTANCES, AND AREAS ARE BASED ON GRID COORDINATES IN THE NAD83(2011) DATUM TEXAS CENTRAL ZONE 4203, WITH A CONVERGENCE ANGLE OF 2.782 DEGREES AND A COMBINED SCALE FACTOR OF 0.99988842.

THIS IS TO CERTIFY THAT I, WILLIAM M. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6351 OF THE STATE OF TEXAS, HAVE MADE AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HERE ON AND PREPARED THIS PLAT OF SAME, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME ON JULY 27, 28, AND 29 AND AUGUST 2, 3, 4, 8, 9, AND 10, 2022, AND THAT THIS IS A CATEGORY 1A SURVEY, GIVEN UNDER MY HAND THIS THE 22ND DAY OF AUGUST, 2022.

William M. Watson
WILLIAM M. WATSON, RPLS #6351

Watson Surveying & GIS Services, L.L.C.
Firm No. 10194598
(936) 327-5555
209 E. Denham St., Livingston, TX 77351
www.watsonsurveying.net

8.397 Acres
Moses L. Choate Survey, A-15
Polk County, Texas