

## LEGAL DESCRIPTION

### **TRACT ONE:**

BEING 4.22 ACRES, SITUATED IN THE JOHN BURGESS SURVEY, ABSTRACT NO. 7 IN POLK COUNTY, TEXAS, AND BEING OUT OF THE RESIDUE OF THE JOHN A MCNEILL AND ROWENE K. MCNEILL REVOCABLE LIVING TRUST 55.43 ACRE TRACT RECORDED IN VOLUME 1144, PAGE 245 EQ SEQ. OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.TX.), AND ALSO BEING OUT OF THE RESIDUE OF THOSE CERTAIN CALLED 36.0 AND 94.0 ACRES DESCRIBED AS THE FIRST AND SECOND TRACTS IN VOLUME 144, PAGE 350 EQ SEQ. OF THE DEED RECORDS OF POLK COUNTY TEXAS (D.R.P.C.TX.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET; SAID 4.22 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at 60D nail found for the southwest corner of a called 10.00 acre tract, described in Volume 1908, Page 491, O.P.R.P.C.TX., and being in the centerline of a called 1.73 acre non-exclusive 50 foot wide access easement (Tract Five), described in Volume 1908, Page 491, O.P.R.P.C.TX., same being an angle point in the north line of a called 21.1627 acre tract, described in Volume 1447, Page 247, O.P.R.P.C.TX., also being the southwest corner of said herein described tract;

**THENCE**, with the common line of said 21.1627 acre tract, and said Tract Five, South 74°35'09" West, 50.08 feet, to a mag nail set in said centerline of Tract Five, and being an angle point in the north line of said 21.1627 acre tract, same being the southeast corner of a called 4.30 acre tract described in Document #2015-2028-557, O.P.R.P.C.TX., also being the southwest corner of said herein described tract;

**THENCE**, with the common line of said Tract Two, the following bearings and distances:

North 27°21'07" West, passing a 5/8 inch iron rod stamped "TABLEROCK SURVEY, LLC" set at 31.22 feet, continuing in all 207.67 feet to a 1/2 inch iron rod found for an angle point in the east line of tract two, also being the west line of herein described tract;

North 40°05'49" West, 896.98 feet to a 1/2 inch iron rod found for the northeast corner of said Tract Two, same being in Trinity River Authority Fee Taking Line (TRA), a called 73.03 acres, Tract DE-11, described in Volume 215, Page 407, D.R.P.C.TX., also being the northwest corner of herein described tract;

**THENCE**, with the common of said TRA, the following bearings and distances:

North 26°38'39" East, 144.22 feet to a 5/8 inch iron rod stamped "TABLEROCK SURVEY, LLC" set,

North 76°23'39" East, 161.84 feet to a 5/8 inch iron rod stamped "TABLEROCK SURVEY, LLC", set

North 78°10'43" East, 30.83 feet to a 1/2 inch iron rod with a yellow cap stamped "RPLS 1962" found in said TRA, and being the northwest corner of a called 10.0 acre tract (Tract Three) described in Volume 1908, Page 491, O.P.R.P.C.TX., also being the northwest corner of said herein described tract;

**THENCE**, along the common line said Tract Three, the following bearings, and distances:

South 24°32'44" East, 1106.38 feet, to a 1/2 inch iron rod with cap stamped "RPLS 1962" found in the north line of said Tract Five,

South 27°07'00" East, 24.16 feet to the **POINT OF BEGINNING**, containing 4.22 acres of land.

### **TRACT TWO:**

BEING 4.30 ACRES, SITUATED IN THE JOHN BURGESS SURVEY, ABSTRACT NO. 7 IN POLK COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THE JOHN A MCNEILL AND ROWENE K. MCNEILL REVOCABLE LIVING TRUST 55.43 ACRE TRACT RECORDED IN VOLUME 1144, PAGE 245 EQ SEQ. OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.TX.) AND ALSO BEING OUT OF THE RESIDUE OF THOSE CALLED 36.0 AND 94.0 ACRES DESCRIBED AS THE FIRST AND SECOND TRACTS IN VOLUME 144, PAGE 350 EQ SEQ. OF THE DEED RECORDS OF POLK COUNTY TEXAS (D.R.P.C.TX.), BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET, SAID 4.30 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at said mag nail set for the southwest corner of Tract One, and being in said centerline of Tract Five, same being in the north line of said 21.1627 acre tract, also being the southeast corner of said herein described tract;

**THENCE**, with said centerline of Tract Five and said 21.1627 acre tract, the following bearings and distances;

South 76°54'18" West, 26.19 feet to a point,

South 77°21'10" West, 63.42 feet to a 1/2 inch iron rod found in said centerline of Tract Five, and being in the north line of said 21.1627 acre tract, same being the southeast corner of a called 17.184 acre tract

described in Volume 2284, Page 585, O.P.R.P.C.TX., also being the southwest corner of said herein described tract;

**THENCE**, along the common line of said 17.184 acre tract, the following bearings, and distances:

North 45°45'41" West, passing a 5/8 inch iron rod with cap stamped "TABLEROCK SURVEY, LLC" set at 34.17 feet, continuing in all 1,082.87 feet to a 1/2 inch iron rod with cap stamped "RPLS 1962",

North 46°41'53" West, 142.87 feet, to a disturbed 1/2 inch iron rod found for the northwest corner of said 17.184 acre tract, same being in said TRA, also being the northwest corner of herein described tract;

**THENCE**, with said TRA, the following bearings and distances:

South 87°01'25" East, 13.29 feet to a 1/2 inch iron rod,

South 75°46'29" East, 179.26 feet to a 1/2 inch iron rod,

South 55°42'01" East, 134.56 feet to a 5/8 inch iron rod,

North 01°30'47" East, 157.59 feet to a 1/2 inch iron rod found for the northwest corner of said Tract One, also being the northeast corner of said herein described tract;

**THENCE**, along the common line of said Tract One, the following bearings, and distances:

South 40°05'49" East, 896.98 feet, to a 1/2 inch iron rod,

South 27°21'07" East, passing a 5/8 inch iron rod stamped "TABLEROCK SURVEY, LLC" set at 176.45, continuing in all 207.67 feet to the **POINT OF BEGINNING**, containing 4.30 acres of land.

**TRACT THREE:**

BEING 10.0 ACRES, SITUATED IN THE JOHN BURGESS SURVEY, ABSTRACT NO. 7 IN POLK COUNTY, TEXAS, AND BEING OUT OF THE RESIDUE OF THE JOHN A MCNEILL AND ROWENE K. MCNEILL REVOCABLE LIVING TRUST 55.43 ACRE TRACT RECORDED IN VOLUME 1144, PAGE 245 EQ SEQ. OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.TX.) AND ALSO BEING OUT OF THE RESIDUE OF THOSE CERTAIN CALLED 36.0 AND 94.0 ACRES DESCRIBED AS THE FIRST AND SECOND TRACTS IN VOLUME 144, PAGE 350 EQ SEQ. OF THE DEED RECORDS OF POLK COUNTY TEXAS (D.R.P.C.TX.), BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET, SAID 10.0 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60D nail found for the point of beginning of a called 1.63 acre, 50 feet wide non-exclusive easement (Tract Four), described in Volume 1908, Page 491, O.P.R.P.C.TX., and being the point of beginning of said Tract Five, same being the in an west line of a called 355.201 acre tract, described in Volume 2193, Page 376, O.P.R.P.C.TX., also being the northeast corner of said 21.1627 acre tract, and for the southeast corner of said herein described tract;

**THENCE**, with the common line of said centerline of Tract Five, and said 21.1627 acre tract, the following bearings, and distances:

South 70°53'52" West, 65.81 feet to a point,

South 76°14'06" West, 195.19 feet to a point,

South 77°02'38" West, 151.87 feet to said 60D nail found in said common line, and being the southeast corner of said Tract One, also being the southwest corner of said herein described tract;

**THENCE**, with the common line of said Tract One, the following bearings and distances:

North 27°07'00" West, 24.16 feet to said 1/2 inch iron rod with a cap stamped "RPLS 1962",

North 24°32'44" West, 1,106.38 feet to a 1/2 inch iron rod with yellow cap stamped "RPLS 1962" found for the northeast corner of said Tract One, same being in said TRA, also being the northwest corner of said herein described tract;

**THENCE**, following said TRA, the following bearings and distances:

South 76°53'10" East, 130.03 feet to a 5/8 inch iron rod stamped "TABLEROCK SURVEY, LLC" set,

South 83°16'58" East, 173.57 feet to a 5/8 inch iron rod stamped "TABLEROCK SURVEY, LLC" set,

North 46°40'39" East, 161.55 feet to a 5/8 inch iron rod stamped "TABLEROCK SURVEY, LLC" set,

North 73°18'09" East, 1.96 feet to a 1/2 inch iron rod with orange cap stamped "RPLS 4379", found for the northwest corner of a called 18.1 acre tract described in Volume 208, Page 179, O.P.R.P.C.TX., also being the northeast corner of said herein described tract;

**THENCE**, with the common line of said 18.1 acre tract, South 25°36'08" East, 445.91 feet, to a 4 inch concrete monument found for the southwest corner of said 18.1 acre tract, same being the northwest corner of said 355.201 acre tract, also being the east corner said herein described tract, from which a 4" concrete monument bears North 66°06'38" East, 1,090.04 feet;

**THENCE**, along the common line of said 355.201 acre tract, South 23°53'28" East, 640.19 feet to the **POINT OF BEGINNING**, containing 10.0 acres of land.

**TRACT FOUR: EASEMENT:**

A CENTERLINE DESCRIPTION OF A FIFTY (50) FOOT WIDE NON-EXCLUSIVE ACCESS EASEMENT AND RIGHT OF WAY, AND BEING 1.63 ACRES, A PUBLIC MAINTAINED ROAD, SITUATED IN THE JOHN BURGESS SURVEY, A-7, POLK COUNTY, TEXAS, DESCRIBED IN DEED DATED SEPTEMBER 25, 1989 FROM NCNB TEXAS NATIONAL BANK, TRUSTEE ET AL TO ROWENE TOWNSEND MCNEILL, RECORDED IN VOLUME 744, PAGE 415 ET SEQ. (O.P.R.P.C.TX.), BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET, SAID 1.63 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at said 60D nail found for the southeast corner of said Tract Three, and being in the west line of said 355.201 acre tract, same being the point of beginning of said Tract Five, also being the northeast corner of said 21.1627 acre tract, from which said 4 inch concrete monument bears North 23°53'28" West, 640.19 feet;

**THENCE**, with an existing road the following bearings and distances:

North 72°35'53" East, 163.00 feet

North 84°59'13" East, 160.40 feet

South 73°16'07" East, 218.16 feet

South 87°31'47" East, 769.80 feet

South 72°35'27" East, 112.10 feet, to the **POINT OF TERMINATION**, in the west right-of-way of Triple Creek Loop, said centerline have a total distance of 1,423.46 feet, containing 1.63 acres of land.

**TRACT FIVE: EASEMENT:**

A CENTERLINE DESCRIPTION OF A FIFTY (50) FOOT WIDE NON-EXCLUSIVE ACCESS EASEMENT AND RIGHT OF WAY, AND BEING 1.73 ACRES, A PUBLIC MAINTAINED ROAD, SITUATED IN THE JOHN BURGESS SURVEY, A-7, POLK COUNTY, TEXAS, DESCRIBED IN VOLUME 1144, PAGE 245 ET SEQ. (O.P.R.P.C.TX.), BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET, SAID 1.73 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at said 60D nail found for the southeast corner of said Tract Three, and being in the west line of said 355.201 acre tract, same being the point of beginning of said Tract Four, also being the northeast corner of said 21.1627 acre tract, from which said 4 inch concrete monument bears North 23°53'28" West, 640.19 feet;

**THENCE**, with an existing road the following bearings and distances:

South 70°32'54" West, 65.81 feet,

South 75°53'08" West, 195.19 feet,

South 76°41'40" West, 230.70 feet,

South 77°20'23" West, 237.70 feet,

South 80°46'40" West, 49.85 feet,

South 82°48'38" West, 51.51 feet,

South 84°25'55" West, 50.93 feet,

North 86°21'48" West, 25.03 feet,

North 80°45'33" West, 47.40 feet,

North 73°10'25" West, 48.67 feet,

North 66°24'38" West, 47.88 feet,

North 57°41'25" West, 51.10 feet,

North 54°44'16" West, 66.50 feet,

North 54°35'20" West, 26.94 feet,

North 48°31'08" West, 27.11 feet,

North 45°01'35" West, 59.76 feet,

North 51°59'42" West, 31.09 feet,

North 48°45'37" West, 103.51 feet,

North 37°05'19" West, 45.76 feet,

North 22°31'01" West, 28.63 feet,

North 13°57'10" West, 16.73 feet to the **POINT OF TERMINATION**, said centerline have a total distance of 1,511.80 feet, containing 1.73 acres of land.

#### NOTES

- 1) Refer to the attached plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.
- 2) Companion drawing is filed in the office of Tablerock Survey, LLC and further describes the reconstruction of this survey.



8/25/2021  
Date

Michael D. McGuinness  
Registered Professional Land Surveyor  
State of Texas License No. 1965

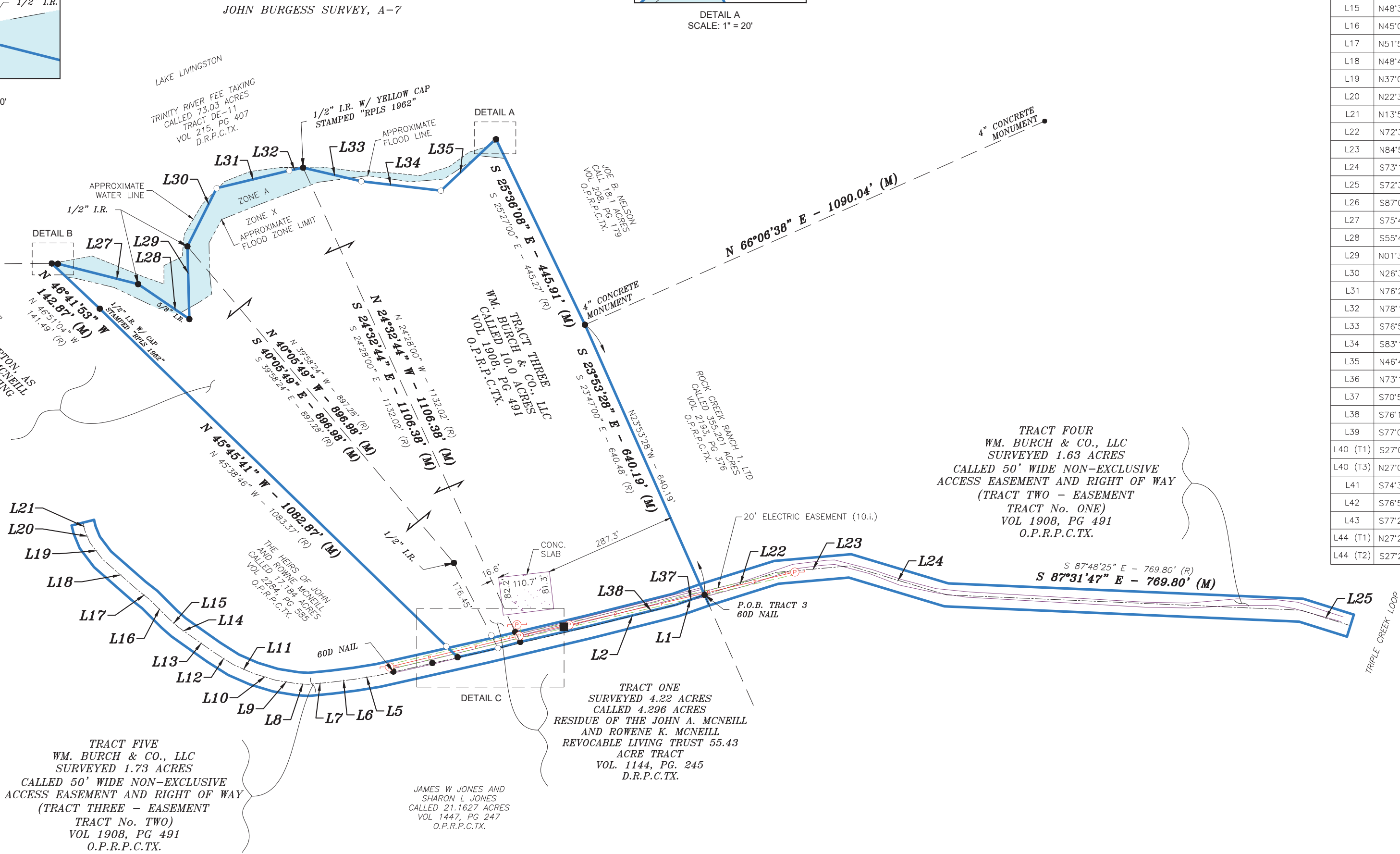
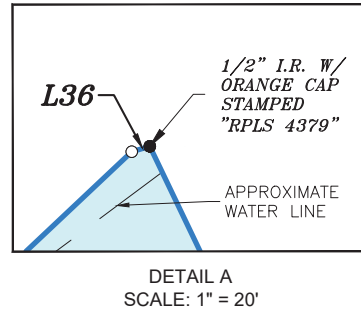
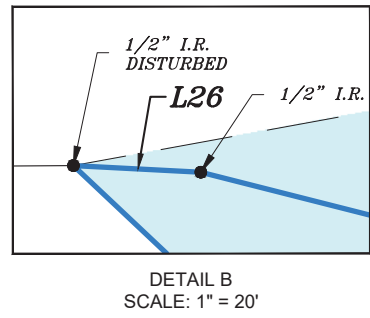
Tablerock Survey, LLC  
2204 Timberloch Place, Suite 180  
The Woodlands, TX 77380  
Phone: 832-415-3869  
TBPELS Firm No. 10194261

**SURVEYOR NOTES:**

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:  
10.f. FLOWAGE EASEMENT VOL 215, PG 411 D.R.P.C.TX. (MAY AFFECT TRACT ONE, TWO AND THREE)  
10.i. ELECTRIC EASEMENT VOL 1878, PG 428 O.P.R.P.C.TX. (AFFECTS TRACT THREE, FOUR AND FIVE)
- © 2021, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
- SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAS AMERICAN TITLE COMPANY; EFFECTIVE DATE: JUNE 18, 2021, 8:00 AM; G.F. NO. 2744021-05161; ISSUED: JULY 22, 2021.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON. THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A (NO BASE FLOOD ELEVATION DETERMINED) PER THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 483730300C, DATED SEPTEMBER 3, 2010. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).



LINE TABLE (M)		
NUMBER	BEARING	LENGTH
L1	S70°32'54\"W	65.81'
L2	S75°53'08\"W	195.19'
L3	S76°41'40\"W	230.70'
L4	S77°20'23\"W	237.70'
L5	S80°46'40\"W	49.85'
L6	S82°48'38\"W	51.51'
L7	S84°25'55\"W	50.93'
L8	N86°21'48\"W	25.03'
L9	N80°45'33\"W	47.40'
L10	N73°10'25\"W	48.67'
L11	N66°24'38\"W	47.88'
L12	N57°41'25\"W	51.10'
L13	N54°44'16\"W	66.50'
L14	N54°35'20\"W	26.94'
L15	N48°31'08\"W	27.11'
L16	N45°01'35\"W	59.76'
L17	N51°59'42\"W	31.09'
L18	N48°45'37\"W	103.51'
L19	N37°05'19\"W	45.76'
L20	N22°31'01\"W	28.63'
L21	N13°57'10\"W	16.73'
L22	N72°35'53\"E	163.00'
L23	N84°59'13\"E	160.40'
L24	S73°16'07\"E	218.16'
L25	S72°35'27\"E	112.10'
L26	S87°01'25\"E	13.29'
L27	S75°46'29\"E	179.26'
L28	S55°42'01\"E	134.56'
L29	N01°30'47\"W	157.59'
L30	N26°38'39\"E	141.22'
L31	N76°23'39\"E	161.84'
L32	N78°10'43\"E	30.83'
L33	S76°53'10\"E	130.03'
L34	S83°16'58\"E	173.57'
L35	N46°40'39\"E	161.55'
L36	N73°18'09\"E	1.96'
L37	S70°53'52\"W	65.81'
L38	S76°14'06\"W	195.19'
L39	S77°02'38\"W	151.87'
L40 (T1)	S27°07'00\"E	24.16'
L40 (T3)	N27°07'00\"W	24.16'
L41	S74°35'09\"W	50.08'
L42	S76°54'18\"W	26.19'
L43	S77°21'10\"W	63.42'
L44 (T1)	N27°21'07\"W	207.67'
L44 (T2)	S27°21'07\"E	207.67'

LINE TABLE (R)		
NUMBER	BEARING	LENGTH
L1	S70°16'16\"W	65.81'
L2	S75°36'30\"W	195.19'
L3	S76°25'02\"W	230.70'
L4	S77°03'45\"W	237.70'
L5	S80°30'02\"W	49.85'
L6	S82°32'00\"W	51.51'
L7	S84°09'12\"W	50.93'
L8	N86°38'26\"W	25.03'
L9	N81°02'11\"W	47.40'
L10	N73°27'03\"W	48.67'
L11	N66°41'16\"W	47.88'
L12	N57°58'03\"W	51.10'
L13	N55°00'54\"W	66.50'
L14	N54°51'58\"W	26.94'
L15	N48°47'46\"W	27.11'
L16	N45°18'13\"W	59.76'
L17	N52°16'20\"W	31.09'
L18	N49°02'15\"W	103.51'
L19	N37°21'57\"W	45.76'
L20	N22°47'39\"W	28.63'
L21	N14°13'48\"W	16.73'
L22	N72°19'15\"E	163.00'
L23	N84°42'35\"E	160.40'
L24	S73°32'45\"E	218.16'
L25	S72°52'05\"E	112.10'
L26	S87°40'00\"E	13.43'
L27	S75°36'00\"E	178.73'
L28	S55°36'00\"E	133.89'
L29	N01°17'00\"W	157.23'
L30	N25°10'00\"E	141.22'
L31	N74°55'00\"E	161.84'
L32	N76°42'00\"E	35.78'
L33	S76°42'00\"E	130.05'
L34	S83°09'00\"E	173.56'
L35	N46°50'00\"E	161.55'
L36	N73°32'00\"E	3.03'
L37	N73°15'00\"E	63.76'
L38	N75°23'00\"E	195.21'
L39	N76°47'00\"E	154.56'
L40 (T2)	S24°28'00\"E	25.49'
L40 (T3)	N24°28'00\"W	25.49'
L41	S76°47'00\"W	49.94'
L42	S76°47'00\"W	26.13'
L43	S77°20'00\"W	62.88'
L44 (T1)	N27°11'45\"W	207.31'
L44 (T2)	S27°11'45\"E	207.31'

**LEGAL DESCRIPTION:**  
 (TRACT ONE) BEING 4.22 ACRES, SITUATED IN THE JOHN BURGESS SURVEY, ABSTRACT NO. 7 IN POLK COUNTY, TEXAS, AND BEING OUT OF THE RESIDUE OF THE JOHN A. MCNEILL AND ROWENE K. MCNEILL REVOCABLE LIVING TRUST 55.43 ACRE TRACT RECORDED IN VOLUME 1144, PAGE 245 EQ SEQ. OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.TX.), AND ALSO BEING OUT OF THE RESIDUE OF THOSE CERTAIN CALLED 36.0 AND 94.0 ACRES DESCRIBED AS THE FIRST AND SECOND TRACTS IN VOLUME 144, PAGE 350 EQ SEQ. OF THE DEED RECORDS OF POLK COUNTY TEXAS.  
 (TRACT TWO) BEING 4.30 ACRES, SITUATED IN THE JOHN BURGESS SURVEY, ABSTRACT NO. 7 IN POLK COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THE JOHN A. MCNEILL AND ROWENE K. MCNEILL REVOCABLE LIVING TRUST 55.43 ACRE TRACT RECORDED IN VOLUME 1144, PAGE 245 EQ SEQ. OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.TX.) AND ALSO BEING OUT OF THE RESIDUE OF THOSE CERTAIN CALLED 36.0 AND 94.0 ACRES DESCRIBED AS THE FIRST AND SECOND TRACTS IN VOLUME 144, PAGE 350 EQ SEQ. OF THE DEED RECORDS OF POLK COUNTY TEXAS.  
 (TRACT THREE) BEING 10.0 ACRES, SITUATED IN THE JOHN BURGESS SURVEY, ABSTRACT NO. 7 IN POLK COUNTY, TEXAS, AND BEING OUT OF THE RESIDUE OF THE JOHN A. MCNEILL AND ROWENE K. MCNEILL REVOCABLE LIVING TRUST 55.43 ACRE TRACT RECORDED IN VOLUME 1144, PAGE 245 EQ SEQ. OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.TX.) AND ALSO BEING OUT OF THE RESIDUE OF THOSE CERTAIN CALLED 36.0 AND 94.0 ACRES DESCRIBED AS THE FIRST AND SECOND TRACTS IN VOLUME 144, PAGE 350 EQ SEQ. OF THE DEED RECORDS OF POLK COUNTY TEXAS.  
 (TRACT FOUR) A CENTERLINE DESCRIPTION OF A FIFTY (50) FOOT WIDE NON-EXCLUSIVE ACCESS EASEMENT AND RIGHT OF WAY, AND BEING 1.63 ACRES, A PUBLIC MAINTAINED ROAD, SITUATED IN THE JOHN BURGESS SURVEY, A-7, POLK COUNTY, TEXAS, DESCRIBED IN DEED DATED SEPTEMBER 25, 1989 FROM NCNB TEXAS NATIONAL BANK, TRUSTEE ET AL TO ROWENE TOWNSEND MCNEILL, RECORDED IN VOL. 744, PG. 415 ET SEQ. (TRACT FIVE) A CENTERLINE DESCRIPTION OF A FIFTY (50) FOOT WIDE NON-EXCLUSIVE ACCESS EASEMENT AND RIGHT OF WAY, AND BEING 1.73 ACRES, A PUBLIC MAINTAINED ROAD, SITUATED IN THE JOHN BURGESS SURVEY, A-7, POLK COUNTY, TEXAS, DESCRIBED IN VOLUME 1144, PAGE 245 ET SEQ.  
 FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE THIS DAY IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF SURVEY.

**TRACT FIVE**  
 WM. BURCH & CO., LLC  
 SURVEYED 1.73 ACRES  
 CALLED 50' WIDE NON-EXCLUSIVE  
 ACCESS EASEMENT AND RIGHT OF WAY  
 (TRACT THREE - EASEMENT  
 TRACT No. TWO)  
 VOL 1908, PG 491  
 O.P.R.P.C.TX.

**TRACT ONE**  
 SURVEYED 4.22 ACRES  
 CALLED 4.296 ACRES  
 RESIDUE OF THE JOHN A. MCNEILL  
 AND ROWENE K. MCNEILL  
 REVOCABLE LIVING TRUST 55.43  
 ACRE TRACT  
 VOL. 1144, PG. 245  
 D.R.P.C.TX.

**TRACT FOUR**  
 WM. BURCH & CO., LLC  
 SURVEYED 1.63 ACRES  
 CALLED 50' WIDE NON-EXCLUSIVE  
 ACCESS EASEMENT AND RIGHT OF WAY  
 (TRACT TWO - EASEMENT  
 TRACT No. ONE)  
 VOL 1908, PG 491  
 O.P.R.P.C.TX.

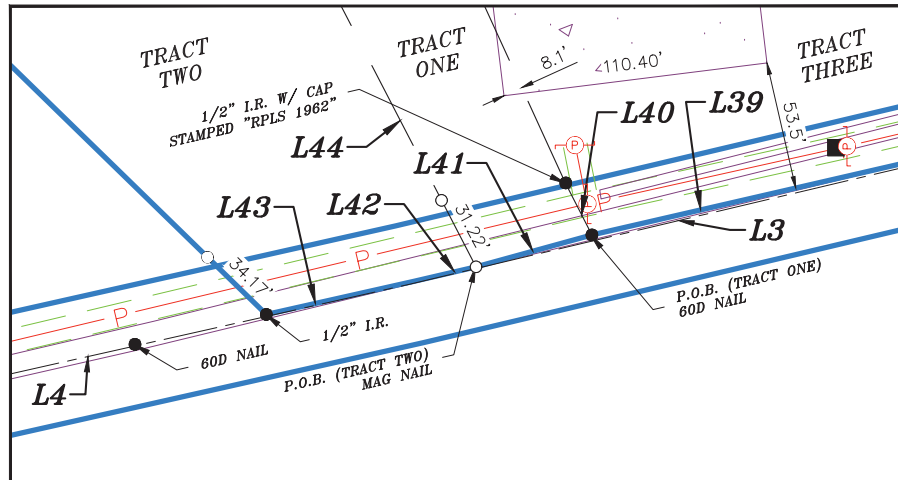
**SURVEYOR'S CERTIFICATE**  
 I, MICHAEL D. MCGUINNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 08/07/2021, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.  
 MICHAEL D. MCGUINNESS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 1965  
 08/25/2021



**TITLE SURVEY OF:**  
 324 McCOVE,  
 LIVINGSTON 77351  
 POLK COUNTY,  
 TEXAS

2204 TIMBERLOCH PLACE, SUITE 180  
 THE WOODLANDS, TX 77380  
 832.415.3869  
 TBPLS FIRM LICENSE NO. 10194261  
 WWW.TABLEROCKSURVEY.COM

DATE	08/11/2021	CHK	EPG
DRWN	ADD	APPR	MDM



**SYMBOL LEGEND**

FOUND AS DESCRIBED	●
5/8" IRON ROD SET	○
W/BUE CAP INSCRIBED	○
"TABLEROCK SURVEY, LLC" UNLESS OTHERWISE NOTED	○
FENCE CORNER	■
RECORD CALLS	(R)
FIELD MEASURED	(M)
CONTROLLING MONUMENT	(CM)
TRACT ONE	(T1)
TRACT TWO	(T2)
TRACT THREE	(T3)
DEED RECORDS, POLK COUNTY, TEXAS	D.R.P.C.TX.
OFFICIAL PUBLIC RECORDS, POLK COUNTY, TEXAS	O.P.R.P.C.TX.
MAP RECORDS, POLK COUNTY, TEXAS	M.R.P.C.TX.
POWER POLE	—○—
UTILITY PEDESTAL	■
OVERHEAD POWER LINE	—P—
CONCRETE	■
LAND HOOK	—