

LONE STAR

LAND SURVEYING & MAPPING

0.986 Acres

A.M. Newman Survey A-458
Polk County, Texas

Being 0.986 acres of land, a called 1.0 acre tract according to the recorded deed thereof in Volume 181, Page 233, and Volume 146, Page 387 of the Deed Records of Polk County, Texas, also being located in the A.M. Newman Survey, A-458, Polk County, Texas, said 0.986 acres being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron pipe found along the westerly line of Highway 59 for southeast corner of herein described tract, point also having a Texas State Plane Coordinate of N-10,386,480.55800, E-4,021,242.64400, Central Zone (4203), NAD83;

THENCE South 86 degrees 12 minutes 43 seconds West, a distance of 420.26 feet to a 5/8" iron rod for the southwest corner of herein described tract;

THENCE North 05 degrees 05 minutes 22 seconds West, a distance of 102.80 feet to a 5/8" iron rod found for northwest corner of herein described tract;

THENCE North 86 degrees 13 minutes 04 seconds East, a distance of 415.74 feet to a 5/8" iron rod found for the northeast corner of herein described tract;

THENCE South 07 degrees 36 minutes 40 seconds East, with the westerly line of Highway 59, a distance of 102.96 feet to the **POINT OF BEGINNING** and containing 0.986 acres.

Bearings are based upon GPS Observations, Texas State Plane System, Central Zone (4203), NAD83.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, April, 2024

