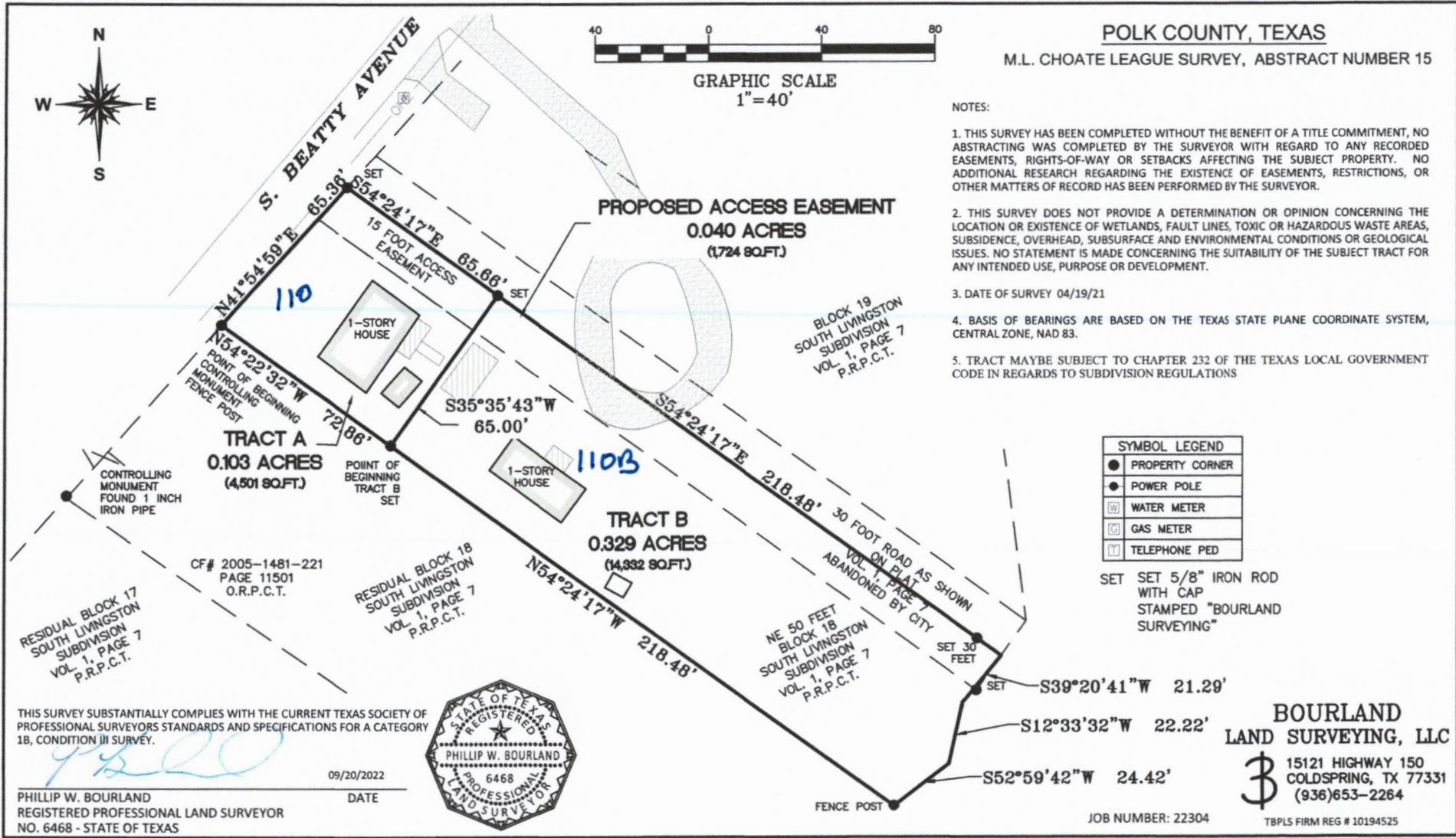
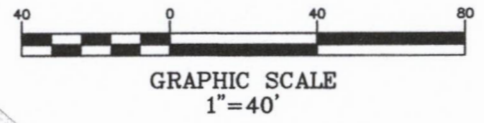


POLK COUNTY, TEXAS
M.L. CHOATE LEAGUE SURVEY, ABSTRACT NUMBER 15

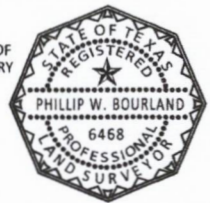
- NOTES:
1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 3. DATE OF SURVEY 04/19/21
 4. BASIS OF BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
 5. TRACT MAYBE SUBJECT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE IN REGARDS TO SUBDIVISION REGULATIONS



SYMBOL LEGEND	
●	PROPERTY CORNER
⦿	POWER POLE
⊠	WATER METER
⊞	GAS METER
⊞	TELEPHONE PED

SET SET 5/8" IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

BOURLAND LAND SURVEYING, LLC
 15121 HIGHWAY 150
 COLDSRING, TX 77331
 (936)653-2264



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY.

PHILLIP W. BOURLAND
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6468 - STATE OF TEXAS

09/20/2022
 DATE

JOB NUMBER: 22304

TRPLS FIRM REG # 10194525

Tract B
0.329 Acres
Polk County, Texas

1103

Being 0.329 Acres (14,332 square feet) of land, situated in the M.L. Choate League Survey, Abstract Number 15, Polk County, Texas and being out of the northeast 50 feet of Block 18 and the southwest 15 feet of an unimproved 30 foot road as shown on the plat of South Livingston Subdivision as recorded in Volume 1, Page 7 of the Plat Records of Polk County, Texas and abandoned by the City of Livingston; Said 0.329 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD83, Central Zone;

COMMENCING at a fence post in the northwest line of Block 18 of said South Livingston Subdivision for the north corner of a tract recorded under Clerk's File Number 2005-1481-221, Page 11501, Deed Records of Polk County, Texas and the in the southeast right of way line of South Beatty Avenue;

THENCE South 54°22'32" East, along the northeast line of said tract recorded under Clerk's File Number 2005-1481-221, Page 11501, Deed Records of Polk County, Texas a distance of 72.86 feet to 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the POINT OF BEGINNING of the herein described tract;

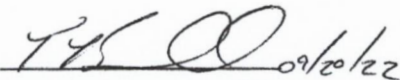
THENCE North 35°35'43" East, over and across said 30 foot abandoned road and Block 18, a distance of 65.00 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set in the center line of said 30 foot abandoned road;

THENCE 54°24'17" East, along the centerline of said abandoned road, passing at a distance of 188.48 feet, a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for reference, continuing a total distance of 218.48 feet to a point in Choates Creek;

THENCE along the centerline of Choates Creek, the following courses and distances:

1. South 39°20'41" West, a distance of 21.29 feet;
2. South 12°33'32" West, a distance of 22.22 feet;
3. South 52°59'42" West, a distance of 24.42 feet to a point for the southeast corner of the herein described tract;

THENCE North 54°24'17" West, along the northeast line of said tract recorded under Clerk's File Number 2005-1481-221, Page 11501, Deed Records of Polk County, Texas a distance of 218.48 feet to the POINT OF BEGINNING, containing 0.329 Acres (14,332 square feet) of land in Polk County, Texas.


Phillip W. Bourland, RPLS 6468



Tract A
0.103 Acres
Polk County, Texas

110

Being 0.103 Acres (4,501 square feet) of land, situated in the M.L. Choate League Survey, Abstract Number 15, Polk County, Texas and being out of the northeast 50 feet of Block 18 and the southwest 15 feet of an unimproved 30 foot road as shown on the plat of South Livingston Subdivision as recorded in Volume 1, Page 7 of the Plat Records of Polk County, Texas and abandoned by the City of Livingston; Said 0.103 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD83, Central Zone;


BEGINNING at a fence post in the northwest line of Block 18 of said South Livingston Subdivision for the north corner of a tract recorded under Clerk's File Number 2005-1481-221, Page 11501, Deed Records of Polk County, Texas and the in the southeast right of way line of South Beatty Avenue;

THENCE North 41°54'59" East, along the southeast right of way line of S. Beatty Avenue, a distance of 65.36 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the north corner of the herein described tract in the center of said 30 foot abandoned road;

THENCE South 54°24'17" East, along the centerline of said 30 foot abandoned road a distance of 65.66 feet to 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the east corner of the herein described tract;

THENCE South 35°35'43" West, over and across said 30 foot abandoned road and Block 18, a distance of 65.00 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set in the northeast line of said tract recorded under Clerk's File Number 2005-1481-221, Page 11501, Deed Records of Polk County, Texas;

THENCE North 54°22'32" West, along the northeast line of said tract recorded under Clerk's File Number 2005-1481-221, Page 11501, Deed Records of Polk County, Texas a distance of 72.86 feet to the **POINT OF BEGINNING**, containing 0.103 Acres (4,501 square feet) of land in Polk County, Texas.


Phillip W. Bourland, RPLS 6468

