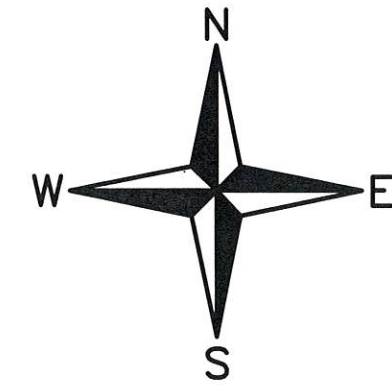


ROCKIN P PRECAST, LLC  
4.82 ACRE TRACT  
2204/386 PCOR

FND. 5/8"  
IRON ROD

NOTE: THIS LAND IS SUBJECT TO A 10' WIDE UNDERGROUND POWER LINE EASEMENT CONVEYED TO SAM HOUSTON ELECTRIC COOPERATIVE BY INSTRUMENT DATED APRIL 14, 2015 AND RECORDED IN VOLUME 2019, PAGE 546 OF THE POLK COUNTY OFFICIAL RECORDS.



SCALE: 1" = 50'

PLAT OF 2.365 ACRES IN THE J.W. RINGGOLD SURVEY, A-509, POLK COUNTY, TEXAS AND BEING PART OF A 2.58 ACRE TRACT CONVEYED TO PAN AMERICAN PROPERTIES, LLC, CASEY DAVIS, AND BOB M. BURKHALTER, JR. BY DEED DATED SEPTEMBER 14, 2022 AND RECORDED IN VOLUME 2441, PAGE 4 OF THE POLK COUNTY OFFICIAL RECORDS AND ALSO BEING PART OF A 3.055 ACRE TRACT CONVEYED TO VICTORY BIBLE CHURCH BY DEED RECORDED IN VOLUME 917, PAGE 44 OF SAID OFFICIAL RECORDS AND ALL OF A 1.71 ACRE TRACT CONVEYED TO VICTORY BIBLE CHURCH BY DEED RECORDED IN VOLUME 2390, PAGE 50 OF SAID OFFICIAL RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY TO GARY L. HAWKINS, JANETTE AMBROSE WILLIAMS, RODNEY D. COLBURN AND POLK COUNTY ABSTRACT COMPANY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE UPON THE GROUND OF THE LAND SHOWN HEREON, THAT SAID SURVEY WAS MADE UNDER MY SUPERVISION, THAT SAID LAND HAS ACCESS TO AND FROM A PUBLIC ROADWAY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM PROFESSIONAL AND TECHNICAL STANDARDS FOR LAND SURVEYS AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SURVEYED: MAY 3-4, 2022

*Alan Cook*  
ALAN COOK, RPLS NO. 5368  
COOK LAND SURVEYING ENT., LLC  
110 EAST ABBEY STREET  
LIVINGSTON, TEXAS 77351  
(936) 327-8164  
FIRM CERTIFICATION NO. 10020800



dwg BURKHALTER 2.365 AC. TR.  
crd FRANKLIN-BURKHALTER

(1.71 ACRE TRACT)

2.365 ACRES

FRANK SANCHEZ AND WIFE,  
DEBBIE SANCHEZ  
0.689 ACRE TRACT  
2123/261 PCOR

FND. 1/2" IRON ROD  
FND. 1/2" IRON ROD  
FND. 1/2" IRON ROD  
N46°13'05"E 28.69'

(3.055 ACRE TRACT)

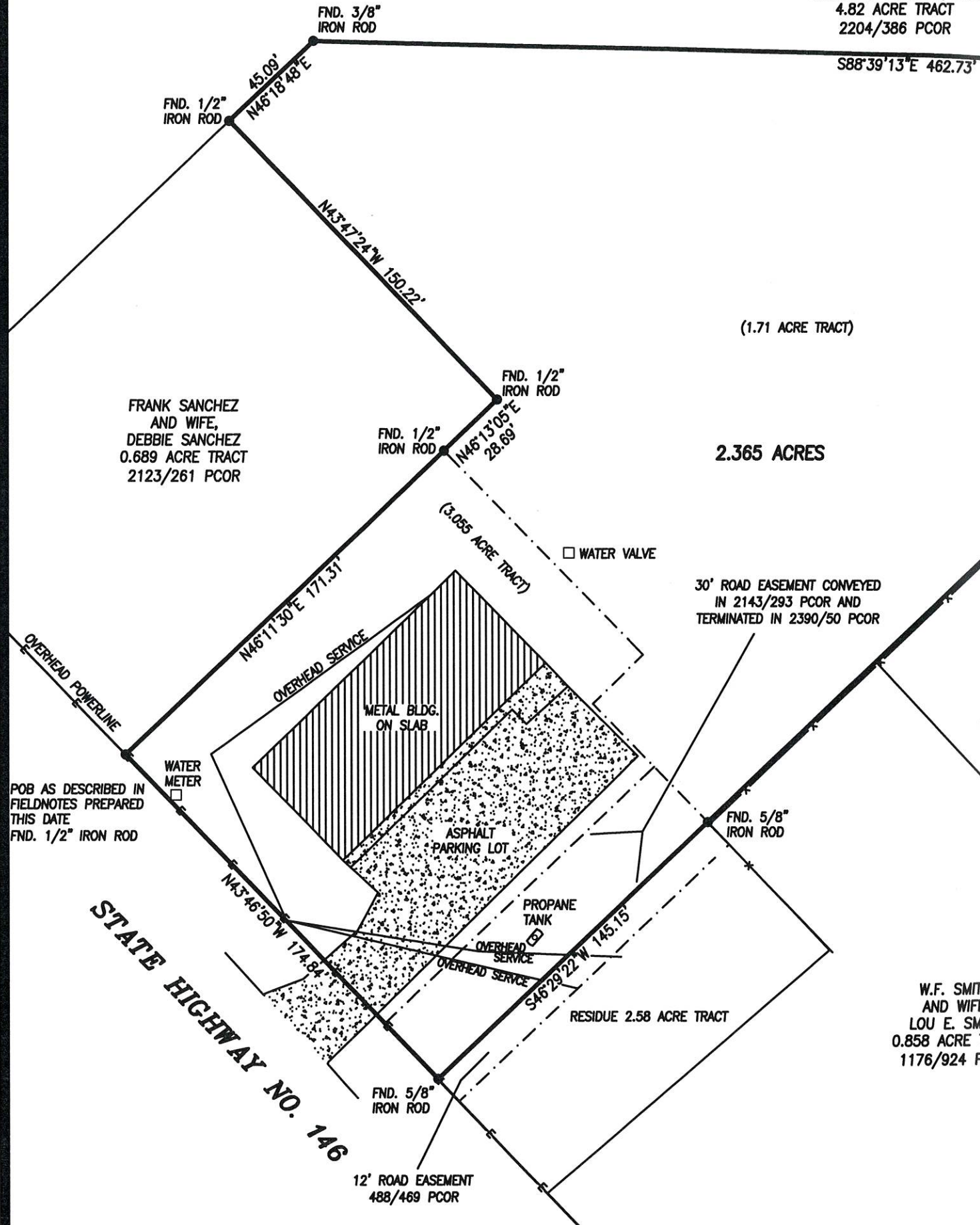
□ WATER VALVE

30' ROAD EASEMENT CONVEYED IN 2143/293 PCOR AND TERMINATED IN 2390/50 PCOR

W.F. SMITH AND WIFE,  
LOU E. SMITH  
1.741 ACRE TRACT  
1176/924 PCOR

W.F. SMITH AND WIFE,  
LOU E. SMITH  
0.858 ACRE TRACT  
1176/924 PCOR

BEARINGS SHOWN HEREON ARE BASED UPON DEED CALLS FOR SAID 2.58 ACRE TRACT.



POB AS DESCRIBED IN FIELDNOTES PREPARED THIS DATE  
FND. 1/2" IRON ROD

STATE HIGHWAY NO. 146

FND. 5/8" IRON ROD  
12' ROAD EASEMENT  
488/469 PCOR

RESIDUE 2.58 ACRE TRACT

N45°46'50"W 174.84'

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N45°46'50"W 174.84'

FIELDNOTES of 2.365 Acres in the J.W. Ringgold Survey, A-509, Polk County, Texas and being part of a 2.58 Acre Tract conveyed to Pan American Properties, LLC, Casey Davis, and Bob M. Burkhalter, Jr. by deed dated September 14, 2022 and recorded in Volume 2441, Page 4 of the Polk County Official Records and also being part of a 3.055 Acre Tract conveyed to Victory Bible Church by deed recorded in Volume 917, Page 44 of said Official Records and all of a 1.71 Acre Tract conveyed to Victory Bible Church by deed recorded in Volume 2390, Page 50 of said Official Records. Said 2.365 Acres being more particularly described as follows :

BEGINNING at the lower West corner of said 2.58 Acre Tract, and the South corner of a 0.689 Acre Tract conveyed to Frank Sanchez and wife, Debbie Sanchez by deed recorded in Volume 2123, Page 261 of said Official Records, found a 1/2" iron rod for corner in the Northeast right of way of State Highway No. 146 and the Southwest Line of said 3.055 Acre Tract. Said 1/2" iron rod also being the POB as shown on a plat prepared this date;

THENCE with the lower Northwest Line of said 2.58 Acre Tract, and the Southeast Line of said 0.689 Acre Tract, N46°11'30"E 171.31 feet to the lower West corner of said 1.71 Acre Tract, found a 1/2" iron rod for corner;

THENCE continuing with the Southeast of said 0.689 Acre Tract, the lower Northwest Line of said 2.58 Acre Tract, and the lower Northwest Line of said 1.71 Acre Tract, N46°13'05"E 28.69 feet to an interior corner of said 1.71 Acre Tract, an interior corner of said 2.58 Acre Tract, and the East corner of said 0.689 Acre Tract, found a 1/2" iron rod for corner;

THENCE with the Northeast Line of said 0.689 Acre Tract, the upper Southwest Line of said 2.58 Acre Tract, and the upper Southwest Line of said 1.71 Acre Tract, N43°47'24"W 150.22 feet to the North corner of said 0.689 Acre Tract, the upper West corner of said 1.71 Acre Tract, and the upper West corner of said 2.58 Acre Tract, found a 1/2" iron rod for corner in the Southeast Line of a 4.82 Acre Tract conveyed to Rockin P Precast, LLC by deed recorded in Volume 2204, Page 386 of said Official Records;

THENCE with the upper Northwest Line of said 1.71 Acre Tract, the upper Northwest Line of said 2.58 Acre Tract, and the Southeast Line of said 4.82 Acre Tract, N46°18'48"E 45.09 feet to an angle corner of said 4.82 Acre Tract, the Northwest corner of said 1.71 Acre Tract, and the Northwest corner of said 2.58 Acre Tract, found a 3/8" iron rod for corner;

THENCE with the North Line of said 2.58 Acre Tract, the North Line of said 1.71 Acre Tract, and the South Line of said 4.82 Acre Tract, S88°39'13"E 462.73 feet to the Northeast corner of said 1.71 Acre Tract, the Northeast corner of said 2.58 Acre Tract, and the Northwest corner of a 1.741 Acre Tract conveyed to W.F. Smith and wife, Lou E. Smith by deed recorded in Volume 1176, Page 924 of said Official Records, found a 5/8" iron rod for corner;

THENCE with the Southeast Line of said 1.71 Acre Tract, the Southeast Line of said 2.58 Acre Tract, the Northwest Line of said 1.741 Acre Tract, and the Northwest Line of a 0.858 Acre Tract conveyed to W.F. Smith and wife, Lou E. Smith by deed recorded in Volume 1176, Page 924 of said Official Records, S46°30'36"W 426.39 feet to the upper West corner of said 0.858 Acre Tract, an

interior corner of said 2.58 Acre Tract, and the North corner of a 12 feet wide road easement described in Volume 488, Page 469 of said Official Records, found a 5/8" iron rod for corner in the Southeast Line of said 3.055 Acre Tract;

THENCE across and severing said 2.58 Acre Tract with the Southeast Line of said 3.055 Acre Tract, S46°29'22"W 145.15 feet to the South corner of said 3.055 Acre Tract, and the West corner of said easement, found a 5/8" iron rod for corner in the Northeast right of way of said highway and the lower Southwest Line of said 2.58 Acre Tract;

THENCE with the lower Southwest Line of said 2.58 Acre Tract, the lower Southwest Line of said 3.055 Acre Tract, and said Northeast right of way, N43°46'50"W 178.84 feet to the Place of Beginning and containing 2.365 Acres of Land.

Bearings described herein are based upon deed calls for said 2.58 Acre Tract.

Surveyed : May 3-4, 2023



Alan Cook, Registered Professional  
Land Surveyor, No. 5368

