



# TEXAS SURVEYOR



Daniel J. Warrick, R.P.L.S.

**State of Texas** §

**County of Polk** §

Field notes describing a 14.83 acre tract, being all of a called 5.931 acre tract recorded in Volume 919, Page 839, Deed Records of Polk County, Texas, all of a called 5.00 acre tract (Tract One) recorded in Volume 830, Page 251, Deed Records of Polk County, Texas, and all of a called 3.928 acre tract (Tract Two) recorded in Volume 830, Page 251, Deed Records of Polk County, Texas, in the Augustin Viesca Survey, Abstract 77, Polk County, Texas (Titled November 11, 1833).

All bearings, distances and acreages are grid, U.S. Survey feet and are referenced to the State Plane Coordinate System, NAD83, Texas Central Zone, U.S. Survey feet. Mapping angle for this project is +02°48'20" and the scale factor is 0.999910489. See accompanying plat.

BEGINNING at a 5/8 inch iron rod found at the northeast corner of said called 5.931 acre tract and a south corner of a called 86.705 acre tract recorded in Volume 1749, Page 97, Deed Records of Polk County, Texas, and in a west line of State Highway F.M. 2665 (variable width R.O.W.). Said iron rod has a State Plane coordinate value of N:10,211,374.24 and E:4,010,103.12, from which a 5/8 inch iron rod found bears N 23° 33' 59" E a distance of 224.07 feet.

THENCE S 23° 39' 45" W with the west line of said F.M. 2665 and the east line of said called 5.931 acre tract a distance of 645.23 feet to a concrete monument found.

THENCE with the arc of a curve to the right, having a radius of 429.20, a delta angle of 114° 12' 19", a chord bearing of S 80° 41' 02" W and a chord length of 855.51 feet, a distance of 422.77 feet pass a 5/8 inch iron rod found at the southwest corner of said called 5.931 acre tract and the southeast corner of said called Tract One, a distance of 629.11 feet pass the centerline of a perennial creek, a distance of 943.93 feet pass a 3/4 inch iron rod found at the southwest corner of said called Tract One and the southeast corner of said called Tract Two and continue a total distance of 855.51 feet to a 5/8 inch iron rod set with cap marked "S&J INC".

THENCE N 39° 24' 19" W continuing with the south line of said called 3.928 acre tract and the northeast line of said F.M. 2665 a distance of 111.19 feet to a 5/8 inch iron rod found at the southwest corner of said called Tract Two and the southeast corner of a called 3.928 acre tract recorded in Volume 1937, Page 832, Deed Records of Polk County, Texas, from which a 1 inch iron pipe found at the southwest corner of said called 3.928 acre tract bears N 46° 50' 26" W a distance of 63.69 feet.

THENCE N 35° 35' 21" E with the west line of said called Tract Two and the east line of said called 3.928 acre tract a distance of 1,175.51 feet to a 3/4 inch iron rod found at the northwest corner of said called Tract Two, the northeast corner of said called 3.928 acre tract, and in a south line of said called 86.705 acre tract, from which a 3/4 inch iron rod found at the northwest corner of said called 3.928 acre tract bears N 46° 50' 26" W a distance of 63.69 feet.


THENCE S 47° 01' 10" E with a south line of said called 86.705 acre tract and the north line of said called Tract Two a distance of 65.33 feet to a 3/4 inch iron rod found at the northeast corner of said called Tract Two and the northwest corner of said called Tract One.

THENCE S 46° 06' 50" E with the north line of said called Tract One and a south line of said called 86.705 acre tract, a distance of 27.72 feet pass the centerline of a perennial creek and continue a total distance of 61.11 feet to a 1 inch iron pipe found at the northeast corner of said called Tract One and the northwest corner of said called 5.931 acre tract.

THENCE S 46° 57' 52" E continuing with a south line of said called 86.705 acre tract and with the north line of said called 5.931 acre tract a distance of 362.35 feet to the POINT OF BEGINNING, containing 14.83 acres of land.

I, Daniel J. Warrick, do hereby certify that this description reflects an accurate survey made on the ground and according to law, and that the boundaries and corners are truly described just as I have found or set them. Given under my hand and seal this 11th day of July, 2022.



  
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Daniel J. Warrick  
Registered Professional Land Surveyor