

Notes:
Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would effect this parcel.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

Line	Bearing	Distance
L1	S 81°15'33" E	22.96'
L2	S 00°51'20" E	65.54'
L3	S 42°55'54" E	43.23'
L4	S 81°41'01" E	65.42'
L5	S 32°36'02" E	52.52'
L6	N 39°09'57" E	38.63'
L7	N 34°05'33" W	58.41'
L8	N 32°55'53" E	33.02'
L9	S 81°27'58" E	134.14'
L10	N 89°37'04" E	58.37'
L11	S 23°43'19" E	64.78'
L12	N 55°05'15" E	29.29'
L13	S 84°26'46" E	83.38'
L14	S 51°02'41" E	87.92'
L15	S 23°34'06" E	80.82'
L16	S 39°07'08" W	73.01'
L17	S 24°52'44" W	68.04'
L18	S 43°31'53" E	50.51'
L19	S 26°56'59" E	47.18'
L20	S 44°24'44" W	81.38'
L21	S 15°09'43" E	25.79'
L22	N 78°36'58" E	42.09'
L23	N 83°04'56" E	95.09'
L24	S 52°46'43" E	53.94'
L25	N 50°03'43" E	54.10'
L26	N 63°13'13" E	82.55'
L27	S 83°45'55" E	36.62'
L28	S 46°56'57" E	37.28'
L29	S 03°06'29" W	29.89'
L30	S 30°12'31" E	30.33'
L31	S 64°49'30" E	77.25'
L32	N 85°22'26" E	78.31'
L33	N 55°49'02" E	50.05'
L34	S 73°49'49" E	38.81'
L35	N 50°06'31" E	91.51'
L36	S 84°23'44" E	105.03'
L37	N 17°17'23" E	37.26'
L38	N 42°18'18" E	61.97'
L39	N 75°55'52" E	42.27'
L40	S 83°35'46" E	37.34'
L41	N 84°21'01" E	65.01'
L42	S 53°34'25" E	38.56'
L43	S 60°21'37" E	84.50'
L44	S 82°09'21" E	62.41'
L45	N 82°37'18" E	46.80'
L46	N 26°23'49" E	51.18'
L47	S 81°04'06" E	44.18'
L48	S 77°59'57" E	77.46'
L49	S 66°21'01" E	70.84'
L50	N 13°43'02" W	66.31'
L51	N 82°03'43" E	47.06'
L52	S 30°04'00" E	68.91'
L53	S 08°04'49" E	73.89'
L54	S 70°29'25" E	77.94'
L55	N 71°12'31" E	47.11'
L56	S 53°02'30" E	57.76'
L57	S 55°43'12" W	79.23'
L58	S 07°17'12" W	31.83'

KCJ Properties, LLC., Et. Al.
"Tract Two"
Called 12.429 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

Thanak Phup Silva
& Daravuthy Hong
Called 4.0000 Acres
Vol. 2337, Pg. 350
O.P.R.P.C.

"Parcel Two"
KCJ Properties, LLC., Et. Al.
Remainder of
"Tract One"
Called 93.418 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

"Parcel Two"
KCJ Properties, LLC., Et. Al.
Remainder of
"Tract One"
Called 93.418 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

"Parcel Four"
KCJ Properties, LLC., Et. Al.
Remainder of
"Tract One"
Called 93.418 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

"Parcel Five"
20.1589 Acres
KCJ Properties, LLC., Et. Al.
Out of & Part of
"Tract One"
Called 93.418 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

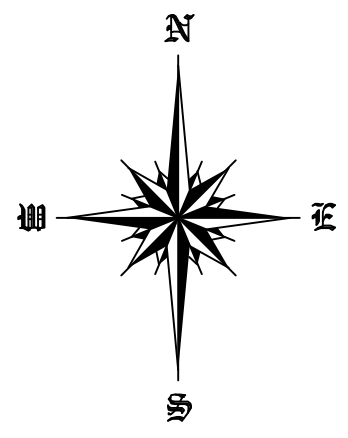
I.D.K., L.L.C.
Called 91.19 Acres
Vol. 1064, Pg. 764
O.P.R.P.C.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 31st day of March, 2022.



KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730
W:\Active Jobs\22 MARCH\22030025 JKDHE 19\Drawings\22030025 Joehne 19 Tract Five and Six.dwg



Fnd 4" Concrete Monument

N 04°17'08" W 1105.91'

Fnd 4" Concrete Monument

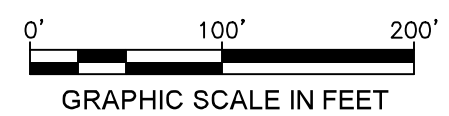
P.O.B.
Fnd 1/2" Iron Rod w/ Cap Marked "5774"

N 04°58'13" E 49.69'

2413.59' S 87°02'06" W 2979.67'

566.14'

Moses L. Choate Survey, A-15



Curve	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C1	1149.00'	563.16'	28°04'57"	N 18°48'34" E	557.54'

LEGEND

Fence Line	---	X
Overhead Powerline	---	E
Building Line	---	---
Utility Easement	---	---
Set 5/8" Iron Rod (Unless Noted)	●	●

WASHBURN COMPANY

LAND SURVEYORS
Residential, Commercial, Construction,
Industrial, Aita Surveys, Flood Certificates
P.O. Box 460 March 31, 2022
Cleveland, Texas 77328 Book: 359
P: 281-432-1665 Page: 66
F: 281-432-1462 File: 22030025 Joehne
owashburnsurvey@gmail.com Firm No. 10104100

MAP OF SURVEY OF

20.1589 ACRES OF LAND, SITUATED IN THE MOSES L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN CALLED 93.418 ACRE TRACT DESCRIBED AS "TRACT ONE" IN INSTRUMENT TO KCJ PROPERTIES, LLC., ET. AL. IN VOLUME 2301, PAGE 833 IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83