

LEGAL DESCRIPTION

BEING A SURVEYED 0.2696 ACRE TRACT (11,744 SQUARE FEET) SITUATED IN THE M. L. CHOATE LEAGUE, ABSTRACT NUMBER 15, POLK COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS TRACT THREE, IN VOLUME 2371, PAGE 245, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (OPRPCT), AND BEING FURTHER DESCRIBED IN VOLUME 195, PAGE 161, OF THE DEED RECORDS OF POLK COUNTY, TEXAS (DRPCT); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 0.2696 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod (Controlling Monument) found in the northwest line of Marsh Drive, same being the southeast corner of a called 0.810 acre tract, as described in Volume 2029, Page 296, OPRPCT, and being the northeast corner of the herein described tract, from which a 5/8 inch iron rod, bears North 35°13'52" East, 162.68 feet;

THENCE South 35°13'52" West, 188.65 feet, along Marsh Drive, to a 5/8 inch iron rod with blue cap inscribed "Tablerock Survey, LLC" set in the northwest line of Marsh Drive, and being the southeast corner of the herein described tract;

THENCE North 73°59'23" West, 18.44 feet, with the transitional intersection of Marsh Drive and South Pine Avenue, to a 5/8 inch iron rod with blue cap inscribed "Tablerock Survey, LLC" set for the southwest corner of the herein described tract;

THENCE North 03°12'38" West, 150.00 feet, with the east line of South Pine Avenue, to a 5/8 inch iron rod with cap marked "Watson 6351" (Controlling Monument) found for the southwest corner of said 0.810 acre tract, and being the northwest corner of the herein described tract, from which a 5/8 inch iron rod, bears North 03°12'38" West, 181.23 feet;

THENCE South 89°40'55" East, 134.95 feet, with said 0.810 acre tract, to the **PLACE OF BEGINNING** and containing 0.2696 of an acre of land (43,653 square feet).

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