

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

Page 1 of 2
February 8, 2023

FIELD NOTE DESCRIPTION
2.1043 ACRES OF LAND
JOHN JOHNSON SURVEY, ABSTRACT No. 359
POLK COUNTY, TEXAS

BEING 2.1043 acres of land, situated in the John Johnson Survey, Abstract No. 359, Polk County, Texas, being the remainder of that certain called 3.08 acre tract described in instrument to Robert Bruce Tanner in Volume 1680, Page 914 in the Official Public Records of Polk County, with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83;

BEGINNING at a 3/8 inch iron rod found near an old cross tie fence post situated in the east right-of-way line of Farm-to-Market Road 356 (80 foot right-of-way as monumented on the ground) for the southwest corner of the remainder of that certain called 2.7 acre tract described in instrument to Donna Hughes in Volume 2441, Page 267 in the Official Public Records of Polk County and being the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 88°13'53" East, leaving said east right-of-way line, 116.85 feet to a 5/8 inch iron rod set for an angle point in the south line of said 2.7 acre tract, same being an angle point in the north line of the herein described tract;

THENCE North 73°27'55" East 14.75 feet to a 5/8 inch iron rod set for the southeast corner of the remainder of said 2.7 acre tract, same being the southwest corner of that that certain called 0.6880 acre tract described in instrument to Sheila St. Leger in Volume 2411, Page 582 in the Official Public Records of Polk County and being an angle point in the north line of the herein described tract;

THENCE South 85°35'26" East 100.53 feet to a 5/8 inch iron rod set for an angle point in the south line of said 0.6880 acre tract, same being an angle point in the north line of the herein described tract;

THENCE South 88°13'53" East, at 51.52 feet pass a found 1/2 inch iron pipe situated in the south line of said 0.6880 acre tract, at 105.1 feet pass a point being the southeast corner of said 0.6880 acre tract and the southwest corner of that certain tract called the east 50 feet of Tracts One and Two of the Tanner Subdivision (unrecorded) and referred to as "Tract Two" in Volume 1919, page 525 of the Official Public Records of Polk County, in all a total distance of 158.54 feet to a set 5/8 inch iron rod being the southeast of said east 50 feet of Tracts One and Two of said unrecorded subdivision and the southwest corner of that certain called 1.037 acre tract described in instrument to Sheila St. Leger and referred to as "tract One" in Volume 1919, Page 525 of the Official Records of Polk County, same point being the northwest corner of that certain called 0.96 acre tract described in instrument to Raymond Tanner in Volume 1301, Page 887 of the Official Public Records of Polk County and the northeast corner of the herein described tract of land;

THENCE South 04°48'36" West, along with the west line of said 0.96 acre tract, 246.77 feet to a set 5/8 inch iron rod situated in the north line of the Onalaska First Baptist Church Tract recorded in Volume

435, Page 575 of the Deed Records of Polk County, same point being the southwest corner of said 0.96 acre tract and the southeast corner of the herein described tract of land;

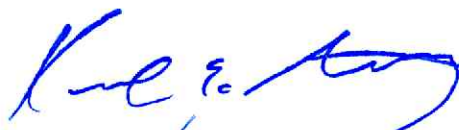
THENCE North $86^{\circ}04'22''$ West, along and with the north line of said Onalaska First Baptist Church tract, 184.22 feet to a set 5/8" iron rod being an angle point in the north line of said Onalaska First Baptist Church tract and the south line of the herein described tract on land;

THENCE North $84^{\circ}50'46''$ West, along and with the north line of said Onalaska First Baptist Church Tract, 41.62 feet to a set 5/8 inch iron rod being an angle point in the north line of said Onalaska First Baptist Church tract and the south line of the herein described tract;

THENCE North $77^{\circ}00'17''$ West, along and with the north line of said Onalaska First Baptist Church tract, 49.00 feet to a set 5/8 inch iron rod being an angle point in the north line of said Onalaska First Baptist Church tract and the south line of the herein described tract of land;

THENCE North $81^{\circ}19'27''$ West, along and with the north line of said Onalaska First Baptist Church tract, 115.96 feet to a set 5/8 inch iron rod situated in the east right-of-way line of said Farm-to-Market Road, same point being the northwest corner of said Onalaska First Baptist Church tract and the southwest corner of the herein described tract of land;

THENCE North $05^{\circ}00'36''$ East, along and with said east right-of-way line, 213.88 feet to the **POINT OF BEGINNING**, containing a computed area of 2.1043 acres of land within this field note description, more or less.


Kenneth E. Savoy, R.P.L.S. 5730
08 February, 2023



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

John Johnson Survey, A-359

Farm-to-Market Road 356
 (80' R.O.W. as monumented on the ground)

(Called 214.21')
 N 05°00'36" E 213.88'

Donna Hughes
 Remainder of
 Called 2.7 Acres
 Vol. 2441, Pg. 267
 O.P.R.P.C.

(Called 116.85')
 S 88°13'53" E 116.85'

P.O.B.
 Fnd 3/8"
 Iron Rod
 At Old
 Cross-Tie

(Deed Calls to be along and with
 a fence that no longer exist)

(Called 14.75')

(Called 100.96')
 S 85°35'26" E 100.53'

Sheila St. Leger
 Called 0.6880 Acres
 Vol. 2411, Pg. 582
 O.P.R.P.C.

S 88°13'53" E 158.54'

51.52'

Fnd 1/2"
 Iron Pipe

53.58'

53.44'

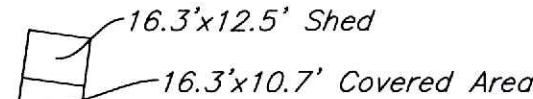
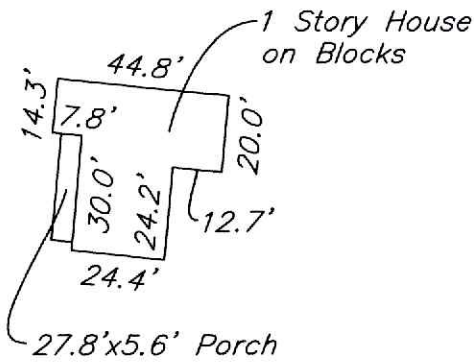
Sheila St. Leger
 "Tract One"
 Called 1.037 Acres
 Vol. 1919, Pg. 525
 O.P.R.P.C.

Sheila St. Leger
 "Tract Two"
 Called East 50' of
 Tracts One and Two of
 Tanner Subdivision
 (Unrecorded)
 Vol. 1919, Pg. 525
 O.P.R.P.C.

Raymond Tanner
 Called 0.96 Acres
 Vol. 1301, Pg. 887
 O.P.R.P.C.

Block 17
 Townsite of Onalaska
 (Vol. 1, Pg. 13, P.R.P.C.)

2.1043 Acres
 Robert Bruce Tanner
 Remainder of
 Called 3.08 Acres
 Vol. 1680, Pg. 914
 O.P.R.P.C.



N 81°19'27" W 115.96'

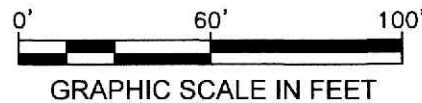
N 77°00'17" W 49.00'

N 86°04'22" W 184.22'

N 84°50'46" W 41.62'

Onalaska First Baptist Church
 Lot 1, Lot 2, Lot 7, Lot 8 &
 the North 44' of Lot 3 & Lot 6
 Vol. 435, Pg. 575
 D.R.P.C.

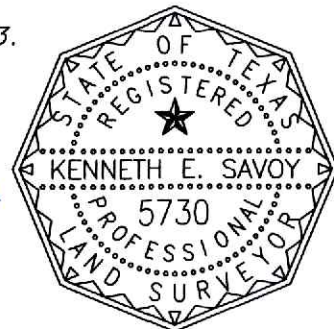
Block 16



LEGEND	
Fence Line	— X —
Overhead Powerline	— E —
Building Line	— — — —
Utility Easement	— · — · —
Set 5/8" Iron Rod (Unless Noted)	⊙

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 8th day of February, 2023.



KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730

MAP OF SURVEY OF

2.1043 ACRES OF LAND, SITUATED IN THE JOHN JOHNSON SURVEY, A-359, POLK COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 3.08 ACRE TRACT DESCRIBED IN INSTRUMENT TO ROBERT BRUCE TANNER IN VOLUME 1680, PAGE 914 IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,
 Industrial, Alta Surveys, Flood Certificates

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February 8, 2023
 Book: 514
 Page: 01
 File: 23010033 Casterisano
 Firm No. 10104100