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## TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

### FIELD NOTE DESCRIPTION

**20.200 ACRES**

**IN THE POLK COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 469,  
AND THE A.D BATEMAN SURVEY, ABSTRACT NUMBER 109  
POLK COUNTY, TEXAS**

BEING a 20.200 acre tract situated in the Polk County School Land Survey, Abstract No. 469, and the A.D. Bateman Survey, Abstract Number 109, Polk County, Texas, being a portion of that certain called 95.979 acre tract described in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2321, Page 73 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 20.200 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with cap stamped "TPS 100834-00" found in the approximate centerline of Nursery Road for the common easterly corner of said portion of 95.979 acre tract and that certain called 18.900 acre tract described in instrument to Victor Hugo Rocca and Maria Isabel Rocca, recorded in Volume 2355, Page 361, O.P.R.P.C.T., being the easterly corner of the herein described 20.200 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference bears North 18°25'15" East, 220.80 feet;

THENCE with the approximate centerline of said Nursery Road, the easterly line of said portion of 95.979 acre tract, the following three (3) courses and distances:

1. South 11°33'31" West, 106.07 feet, to a calculated point for corner;
2. South 02°45'16" West, 90.50 feet, to a calculated point for corner;
3. South 07°31'48" East, 114.63 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for the common easterly corner of said portion of 95.979 acre tract and that certain called 17.300 acre tract described in instrument to Araceli Santana and Maria Serrano, recorded in Volume 2375, Page 254, O.P.R.P.C.T., being the southeasterly corner of the herein described 20.200 acre tract;

THENCE North 60°03'36" West, with the common line between of said portion of 95.979 acre tract and said 17.300 acre tract, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference, at a distance of 1616.13 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference, in all, a total distance of 1666.13 feet, to a calculated point in the approximate centerline of a creek, for the common westerly corner of said portion of 95.979 acre tract and said 17.300 acre tract, being the westerly corner of the herein described 20.200 acre tract;

THENCE with the approximate centerline of said creek, the westerly line of said portion of 95.979 acre tract, the following twenty four (24) courses and distances:

1. North 32°49'38" East, 11.29 feet, to a calculated point for corner;
2. North 09°34'38" West, 95.88 feet, to a calculated point for corner;
3. North 18°45'01" East, 61.16 feet, to a calculated point for corner;
4. North 69°54'14" West, 29.62 feet, to a calculated point for corner;
5. North 15°52'36" East, 53.38 feet, to a calculated point for corner;

6. North 11°03'54" West, 87.95 feet, to a calculated point for corner;
7. North 55°21'17" East, 19.21 feet, to a calculated point for corner;
8. North 06°41'55" West, 35.91 feet, to a calculated point for corner;
9. North 41°33'50" East, 52.76 feet, to a calculated point for corner;
10. North 42°58'17" West, 48.62 feet, to a calculated point for corner;
11. North 57°46'26" East, 50.33 feet, to a calculated point for corner;
12. North 37°03'15" West, 34.13 feet, to a calculated point for corner;
13. North 54°57'13" East, 71.95 feet, to a calculated point for corner;
14. North 31°48'36" West, 39.78 feet, to a calculated point for corner;
15. North 34°30'42" East, 25.71 feet, to a calculated point for corner;
16. South 84°58'20" East, 26.91 feet, to a calculated point for corner;
17. North 23°49'45" East, 31.70 feet, to a calculated point for corner;
18. South 28°31'28" East, 43.82 feet, to a calculated point for corner;
19. North 77°19'57" East, 72.69 feet, to a calculated point for corner;
20. North 64°37'55" East, 65.65 feet, to a calculated point for corner;
21. South 56°10'40" East, 45.17 feet, to a calculated point for corner;
22. North 53°52'07" East, 55.96 feet, to a calculated point for corner;
23. North 10°32'34" West, 31.11 feet, to a calculated point for corner;
24. South 78°07'44" East, 24.28 feet, to a calculated point for the common westerly corner of said portion of 95.979 acre tract and said 18.900 acre tract, being the northwesterly corner of the herein described 20.200 acre tract;

THENCE South 43°04'47" East, with the common line between of said portion of 95.979 acre tract and said 18.900 acre tract, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference, at a distance of 1573.29 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference, in all, a total distance 1603.29 feet, to the **PLACE OF BEGINNING**;

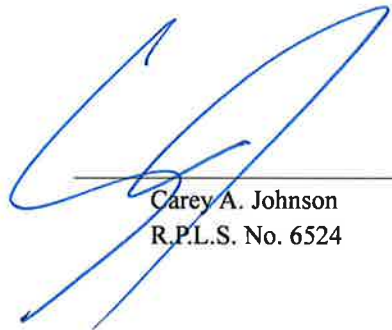
CONTAINING a computed area of 20.200 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 17, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 18528\_TR2.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

March 02, 2022  
Date



  
Carey A. Johnson  
R.P.L.S. No. 6524