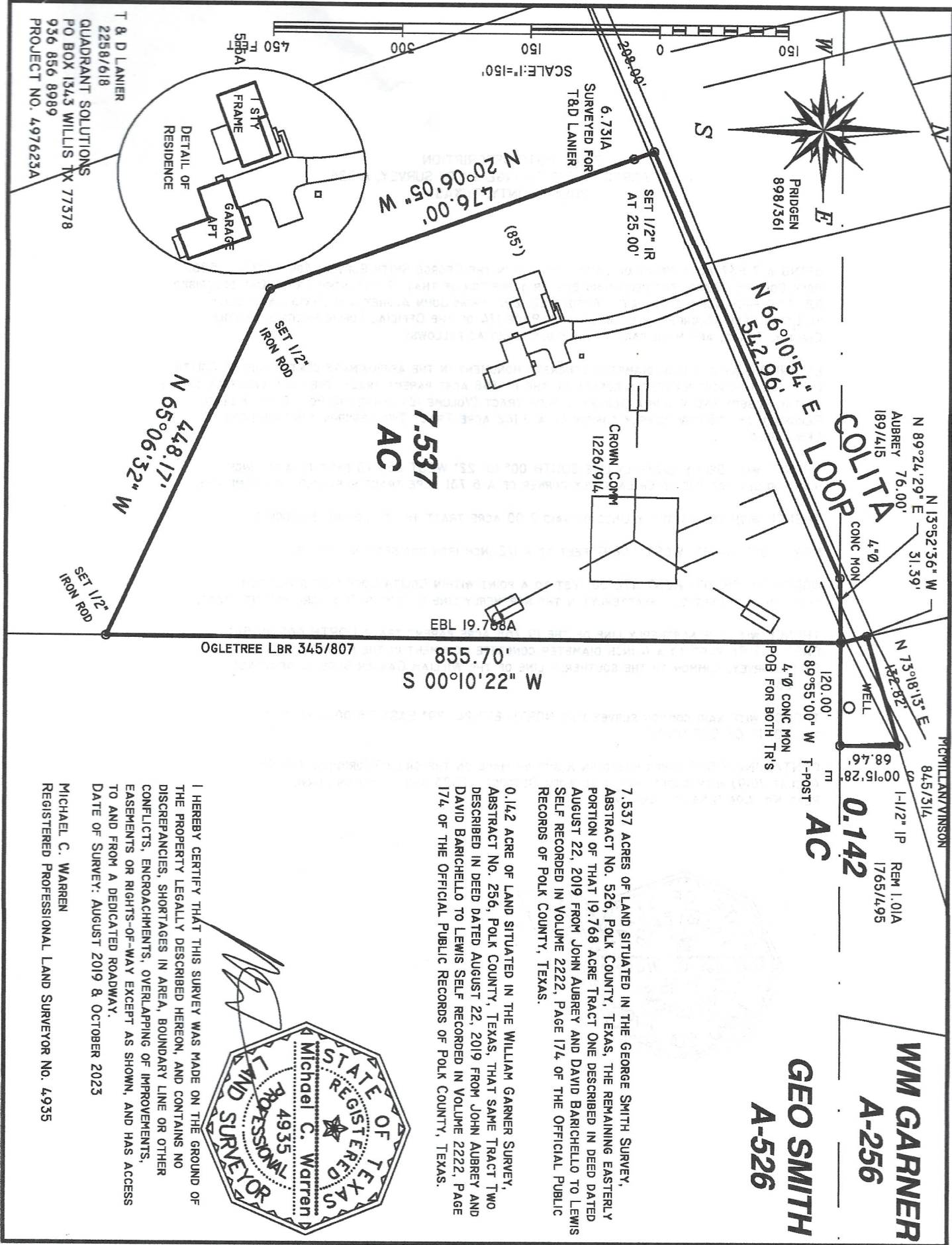


T & D LANIER
2258/618
QUADRANT SOLUTIONS
PO BOX 1343 WILLIS TX 77378
936 856 8989
PROJECT NO. 497623A



WM GARNER
A-256
GEO SMITH
A-526

0.142 AC

REMAINING PORTION OF TRACT 19.768 ACRE DESCRIBED IN DEED DATED AUGUST 22, 2019 FROM JOHN AUBREY AND DAVID BARICHELLO TO LEWIS SELF RECORDED IN VOLUME 2222, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND CONTAINS NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE OR OTHER CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN, AND HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
DATE OF SURVEY: AUGUST 2019 & OCTOBER 2023

MICHAEL C. WARREN
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4935

FIELD NOTE DESCRIPTION
7.537 ACRES IN THE GEORGE SMITH SURVEY, A-526
POLK COUNTY, TEXAS

BEING A 7.537 ACRE TRACT OF LAND SITUATED IN THE GEORGE SMITH SURVEY, ABSTRACT No. 526, POLK COUNTY, TEXAS, THE REMAINING EASTERLY PORTION OF THAT 19.768 ACRE TRACT ONE DESCRIBED 22, 2019 FROM JOHN DEED DATED AUGUST 22, 2019 FROM JOHN AUBREY AND DAVID BARICHELLO TO LEWIS SELF RECORDED IN VOLUME 2222, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4 INCH DIAMETER CONCRETE MONUMENT IN THE APPROXIMATE CENTER LINE OF COLITA LOOP FOR THE NORTHEASTERLY CORNER OF THE 19.768 ACRE PARENT TRACT, THE SOUTHEASTERLY CORNER OF THE ROBERT AND VIRGINIA AUBREY 3 ACRE TRACT (VOLUME 189, PAGE 415 POLK COUNTY DEED RECORDS), AND SOUTHWESTERLY CORNER OF A 0.142 ACRE TRACT TWO DESCRIBED IN SAID DEED TO LEWIS SELF;

THENCE WITH SELF'S EASTERLY LINE SOUTH 00° 10' 22" WEST 855.70 FEET TO A 1/2 INCH IRON ROD SET FOR THE UPPER EASTERLY CORNER OF A 6.731 ACRE TRACT SURVEYED THIS SAME DAY;

THENCE WITH THE EASTERLY LINES OF SAID 7.00 ACRE TRACT THE FOLLOWING 2 COURSES:

NORTH 65° 06' 32" WEST 448.17 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

NORTH 20° 06' 05" WEST 476.00 FEET TO A POINT WITHIN COLITA LOOP (SET A 1/2 INCH IRON ROD 25.0 FEET SOUTHEASTERLY) IN THE NORTHERLY LINE OF THE 19.768 ACRE PARENT TRACT;

THENCE WITH THE NORTHERLY LINE OF THE 19.768 ACRE PARENT TRACT NORTH 66° 10' 54" EAST 542.96 FEET TO A 4 INCH DIAMETER CONCRETE MONUMENT IN THE NORTHERLY LINE OF THE SMITH SURVEY, COMMON TO THE SOUTHERLY LINE OF THE WILLIAM GARNER SURVEY, ABSTRACT No. 256;

THENCE WITH SAID COMMON SURVEY LINE NORTH 89° 24' 29" EAST 76.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.537 ACRES BASED ON A SURVEY MADE ON THE GROUND (ORIGINAL SURVEY AUGUST 2019) WITH ADDITIONAL FIELD WORK OCTOBER, 2023 AND SHOWN ON SURVEY PLAT No. 496723A OF SAME DATE.



FIELD NOTE DESCRIPTION
0.142 ACRE IN THE WILLIAM GARNER SURVEY, A-256
POLK COUNTY, TEXAS

BEING A 0.142 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GARNER SURVEY, ABSTRACT No. 526, POLK COUNTY, TEXAS, THAT SAME TRACT TWO DESCRIBED IN DEED DATED AUGUST 22, 2019 FROM JOHN AUBREY AND DAVID BARICHELLO TO LEWIS SELF RECORDED IN VOLUME 2222, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4 INCH DIAMETER CONCRETE MONUMENT IN THE APPROXIMATE CENTER LINE OF COLITA LOOP FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND NORTHEASTERLY CORNER OF SELF 'S 19.768 ACRE TRACT ONE (VOLUME 2222, PAGE 174 OFFICIAL PUBLIC RECORDS), ON THE COMMON SURVEY LINE OF THE SOUTH LINE OF WILLIAM GARNER AND NORTH LINE OF GEORGE SMITH, ABSTRACT No. 526, ALSO BEING THE SOUTHEASTERLY CORNER OF THE VIRGINIA AVERY 3.0 ACRE TRACT (VOLUME 189, PAGE 415 POLK COUNTY DEED RECORDS);

THENCE WITH AUBREY'S EASTERLY LINE NORTH $13^{\circ} 52' 36''$ WEST 31.39 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND ITS 1.0669 ACRE PARENT (VOLUME 1765, PAGE 495 OFFICIAL PUBLIC RECORDS);

THENCE WITH THE NORTHERLY LINE OF SAID 1.0669 ACRE PARENT TRACT NORTH $73^{\circ} 18' 13''$ EAST 132.82 FEET TO A 1-1/2 INCH IRON PIPE FOR CORNER;

THENCE SEVERING SAID 1.0669 ACRE TRACT SOUTH $00^{\circ} 15' 28''$ EAST 68.46 FEET TO A T-POST IN THE SOUTHERLY LINE OF SAID PARENT TRACT;

THENCE WITH THE SOUTHERLY LINE OF SAID PARENT TRACT SOUTH $89^{\circ} 55' 00''$ WEST 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.142 ACRE OF LAND BASED ON A SURVEY MADE ON THE GROUND (ORIGINAL SURVEY AUGUST 2019) WITH ADDITIONAL FIELD WORK OCTOBER, 2023 AND SHOWN ON SURVEY PLAT No. 496723A OF SAME DATE.

