



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

20.100 ACRES

IN THE JAMES MORGAN LEAGUE, ABSTRACT NUMBER 57  
POLK COUNTY, TEXAS

BEING a 20.100 acre tract of land situated in the James Morgan Leauge, Abstract Number 57, Polk County, Texas, being a portion of that certain called 176.64 acre tract described in instrument to Polk Land and Timber Company, LLC, recorded under Volume 2300, Page 731 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 20.100 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found, for the westerly common north corner of said 176.64 acre tract and that certain called 3.225 acre tract described in instrument to John Albert Collins, recorded under Volume 370, Page 558, O.P.R.P.C.T., being the most westerly southwest corner of the herein described tract, from which a found 5/8 inch iron rod found for reference bears South 14°26'00" West, 329.23 feet, said **POINT OF BEGINNING**, have a State Plane coordinate value of N: 10,223,217.71, E: 4,054,217.88, Texas Central Zone, 4203, grid measurements;

THENCE severing, over and across said 176.64 acre tract, the following two (2) courses and distances;

1. North 34°27'45" East, 1203.26 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 53°10'07" East, at a distance of 835.75 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 860.75 feet, to a calculated point in the centerline of a creek, the southeasterly line of said 176.64 acre tract, for the easterly corner of the herein describe 20.100 acre tract;

THENCE with the centerline of said creek, the southeasterly line of said 176.64 acre tract, the following twenty three (23) courses and distances;

1. South 44°27'16" West, 42.38 feet, to a calculated point for corner;
2. South 40°14'27" West, 43.33 feet, to a calculated point for corner;
3. South 35°28'41" West, 104.16 feet, to a calculated point for corner;
4. South 38°44'52" West, 69.97 feet, to a calculated point for corner;
5. South 79°35'09" West, 67.49 feet, to a calculated point for corner;
6. South 34° 52'46" West, 26.11 feet, to a calculated point for corner;
7. South 63°22'58" West, 42.79 feet, to a calculated point for corner;
8. South 46°06'10" West, 43.91 feet, to a calculated point for corner;
9. North 88°00'26" West, 32.96 feet, to a calculated point for corner;
10. South 52°18'54" West, 49.73 feet, to a calculated point for corner;
11. South 61°44'02" West, 39.02 feet, to a calculated point for corner;
12. South 44°44'48" West, 43.84 feet, to a calculated point for corner;
13. South 24°17'44" West, 24.36 feet, to a calculated point for corner;
14. South 20°18'04" West, 52.40 feet, to a calculated point for corner;
15. South 33°34'41" West, 31.47 feet, to a calculated point for corner;
16. South 43°36'23" West, 27.54 feet, to a calculated point for corner;
17. South 07°15'08" West, 36.43 feet, to a calculated point for corner;
18. South 28°28'25" West, 50.38 feet, to a calculated point for corner;

19. South 25°10'42" West, 21.60 feet, to a calculated point for corner;
20. South 38°01'51" West, 54.25 feet, to a calculated point for corner;
21. South 40°21'09" West, 53.88 feet, to a calculated point for corner;
22. South 70°49'26" West, 30.61 feet, to a calculated point for corner;
23. South 60°10'57" West, 15.59 feet, to a calculated point in the common line between that said 176.64 acre tract and that certain called 46.19 acre tract described in instrument in Billy M. Bankin, recorded under Volume 965, Page 55, O.P.R.P.C.T., being an angle point in the easterly line of the herein described 20.100 acre tract;

THENCE South 40°55'01" West, with the common line between said 176.64 acre tract and said 46.19 acre tract, at a distance of 12.45 feet, pass a T-Post found for reference, at a distance of 292.22 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of Menard Chapel Road, in all, a total distance of 317.22 feet, to a calculated point in the centerline of said Menard Chapel Road, being the southeasterly corner of the said 176.64 acre tract and the herein described 20.100 acre tract;

THENCE with the centerline of said Menard Chapel Road, the southwesterly line of said 176.64 acre tract, the following five (5) courses and distances;

1. North 89°30'07" West, 3.89 feet, to a calculated point for corner;
2. North 85°31'57" West, 58.01 feet, to a calculated point for corner;
3. North 82°00'32" West, 40.48 feet, to a calculated point for corner;
4. North 80°49'10" West, 42.45 feet, to a calculated point for corner;
5. North 80°05'03" West, 0.88 feet, to a calculated point for the southerly southwest corner of the herein described 20.100 acre tract;

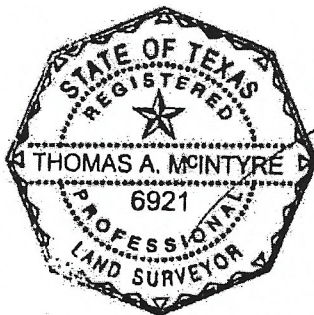
THENCE North 14°26'57" East, with a westerly line of said 176.64 acre tract, at a distance of 16.03 feet, pass a 1/2 inch iron rod found for the southeast corner of said 3.225 acre tract for reference, thence continuing, with the common line between said 176.64 acre tract and said 3.225 acre tract, in all, a total distance of 328.29 feet, to a 5/8 inch iron rod bent found;

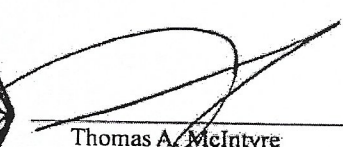
THENCE North 75°31'10" West, 449.90 feet, continuing with the common line between said 176.64 acre tract and said 3.225 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 20.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 04, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 22701\_20.100AC - TK.

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).

May 23, 2022  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921



John  
Nathan Lewis

REMAINDER OF  
POLK LAND AND TIMBER COMPANY, LLC  
CALLED 176.64 ACRES  
VOL. 2000, PG. 731  
O.P.R.P.C.T.

JAMES MORGAN LEAGUE  
ABSTRACT NO. 57

LINE	HAZARD	NO. OF INCHES
1	3' 0" (27' 0" W)	43.3
2	3' 0" (27' 0" W)	43.3
3	3' 0" (27' 0" W)	43.3
4	3' 0" (27' 0" W)	43.3
5	3' 0" (27' 0" W)	43.3
6	3' 0" (27' 0" W)	43.3
7	3' 0" (27' 0" W)	43.3
8	3' 0" (27' 0" W)	43.3
9	3' 0" (27' 0" W)	43.3
10	3' 0" (27' 0" W)	43.3
11	3' 0" (27' 0" W)	43.3
12	3' 0" (27' 0" W)	43.3
13	3' 0" (27' 0" W)	43.3
14	3' 0" (27' 0" W)	43.3
15	3' 0" (27' 0" W)	43.3
16	3' 0" (27' 0" W)	43.3
17	3' 0" (27' 0" W)	43.3
18	3' 0" (27' 0" W)	43.3
19	3' 0" (27' 0" W)	43.3
20	3' 0" (27' 0" W)	43.3
21	3' 0" (27' 0" W)	43.3
22	3' 0" (27' 0" W)	43.3
23	3' 0" (27' 0" W)	43.3
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25	3' 0" (27' 0" W)	43.3
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27	3' 0" (27' 0" W)	43.3
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49	3' 0" (27' 0" W)	43.3
50	3' 0" (27' 0" W)	43.3
51	3' 0" (27' 0" W)	43.3
52	3' 0" (27' 0" W)	43.3
53	3' 0" (27' 0" W)	43.3
54	3' 0" (27' 0" W)	43.3
55	3' 0" (27' 0" W)	43.3
56	3' 0" (27' 0" W)	43.3
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64	3' 0" (27' 0" W)	43.3
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66	3' 0" (27' 0" W)	43.3
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80	3' 0" (27' 0" W)	43.3
81	3' 0" (27' 0" W)	43.3
82	3' 0" (27' 0" W)	43.3
83	3' 0" (27' 0" W)	43.3
84	3' 0" (27' 0" W)	43.3
85	3' 0" (27' 0" W)	43.3
86	3' 0" (27' 0" W)	43.3
87	3' 0" (27' 0" W)	43.3
88	3' 0" (27' 0" W)	43.3
89	3' 0" (27' 0" W)	43.3
90	3' 0" (27' 0" W)	43.3
91	3' 0" (27' 0" W)	43.3
92	3' 0" (27' 0" W)	43.3
9		

**20.100 ACRES**  
 PORTION OF  
 POLK LAND AND TIMBER COMPANY, LLC  
 CALLED 170.84 ACRES  
 VOL. 2300, PG. 731  
 O.P.R.P.C.T.

SURETION HAS RELIED ON INFORMATION PROVIDED BY:  
STEWART TITLE GUARANTY COMPANY  
OF NO. 2025A-693  
EFFECTIVE DATE/APRIL 22, 2022

THE SUBJECT TRANSACTION AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B, OR SAID TITLE COMMITMENT.

1. NOTICE OF PTA PER IVA; SCHEDULE A, OR SAID TITLE COMMITMENT.  
2. HOOKS & LADDERS, INC.; W. F. CARTER & BRO., PER VOL. #1 PG. 357,  
DEPOSIT (BLANK)

## BOUNDARY SURVEY

NUMBER 87, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 178.64 ACRE TRACT DESCRIBED IN INSTRUMENT TO POLK LAND AND TIMBER COMPANY, INC., RECORDED UNDER VOLUME 220, PAGE 731 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.C.), AND 20.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

GENERAL NOTES:

IF THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, SLURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

**TEXAS PROFESSIONAL  
SURVEYING**  
3031 N. Fossil Lake, Carroll, Texas 77203  
Tel: 817/353-7647 Fax: 736-764-7418  
www.tpsurveying.com  
Firm No. 80034490

PROJECT NUMBER	22701.20.180AC
DATE	05/04/2022
DRAWN BY	TK
CHECKED BY	GPB
FIELD CREW	GO
REVISION 1	05/24/2022 TITLE
REVISION 2	
REVISION 3	
REVISION 4	

..... BIL KOSCELIK AND HEATHER KOSCELIK  
..... MEYLAND CHAPEL ROAD, LYNKSTON, TX 77355  
..... JAMES MORGAN, A - 57  
..... 20,100 ACRES  
..... POLK

[illegible]

BILLY M BRACKIN  
CALLED 46.19 ACRES  
VOL. 965, PG. 55  
O.P.R.P.C.T.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALED OF COMMUNITY PANEL NO. 4407K05030C HAVING AN EFFECTIVE DATE OF 09/03/2010.

**BASIS OF REFINANCE:** REFINANCES AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). THESE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (ITC-420), GRID MEASUREMENTS.

**SURVEYER'S NOTE:**

THERE ARE NO ENCROACHMENTS, CONFLICT PROVISIONS, VISIBLE OR APPARENT EASEMENTS, DEEDS OR INTERESTS ON PLAT SURVEY.

NINETEEN CENTURY THAT THIS SURVEY WAS THE DAY MADE UNDER MY SUPERVISION AND FOR AROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLATS OR MAPS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AT THE TIME AND THAT THE SURVEY STRICTLY ACCORDS WITH THE BEST AVAILABLE INFORMATION AS TO THE LOCATION OF THE BOUNDARIES OF THE LAND HEREIN SHOWN AS BEING A CATEGORY I-A, CONDITION 1 SURVEY.

Registered Professional Land Surveyor No. 6921

