



- SYMBOL LEGEND**
- On-Culvert Power Line
  - Wood Fence
  - Wrought Iron Fence
  - Chain Link Fence
  - Sprinkler
  - Fire Hydrant
  - Power Pole
  - Water Valve
  - Water Meter
  - Set from Road W/TFS Cap
  - End from Road

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA ANGLE
C1	1065.54'	163.73'	57.59'	N 13° 13' 19" W	22° 2' 23"
C2	1195.34'	126.78'	296.02'	S 11° 19' 19" W	14° 1' 10"
C3	1195.34'	126.78'	296.02'	S 11° 19' 19" W	14° 1' 10"

SHIRLEY FAVE STARLING  
VOL. 1862, PG. 137  
O.P.R.P.C.T.

REMAINDER OF  
K.L. LLC ACRES  
CALLED "TRACT TWO"  
VOL. 1864, PG. 784  
O.P.R.P.C.T.

REMAINDER OF  
DAVID V. PHILLIPS AND  
HOLLY V. PHILLIPS  
CALLED 0.0124 ACRES  
VOL. 1731, PG. 1  
O.P.R.P.C.T.

REMAINDER OF  
WALTER THOMASON AND  
KATHRYLE THOMASON  
CALLED 0.129 ACRES  
VOL. 1862, PG. 137  
O.P.R.P.C.T.

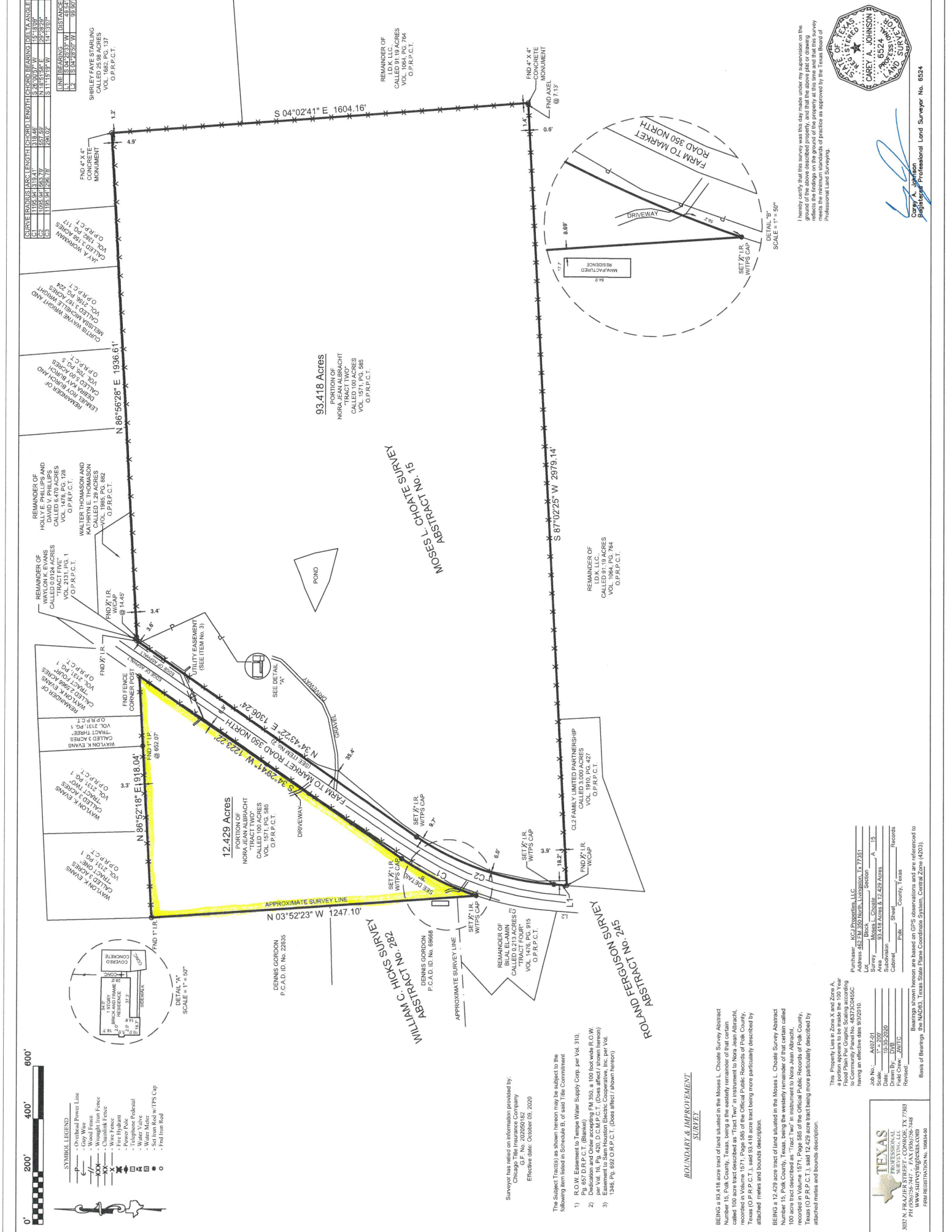
REMAINDER OF  
NORA JEAN ALBRACHT  
CALLED 100 ACRES  
VOL. 1571, PG. 585  
O.P.R.P.C.T.

REMAINDER OF  
D.K. LLC ACRES  
CALLED 3,000 ACRES  
VOL. 1910, PG. 427  
O.P.R.P.C.T.

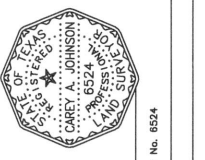
REMAINDER OF  
D.K. LLC ACRES  
CALLED 1214 ACRES  
VOL. 1476, PG. 915  
O.P.R.P.C.T.

REMAINDER OF  
D.K. LLC ACRES  
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VOL. 1476, PG. 915  
O.P.R.P.C.T.

REMAINDER OF  
D.K. LLC ACRES  
CALLED 1214 ACRES  
VOL. 1476, PG. 915  
O.P.R.P.C.T.



I hereby certify that this survey was made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground at the time and that this survey complies with the laws and rules of practice as approved by the Board of Professional Land Surveying.



Cary A. Johnson  
Registered Professional Land Surveyor No. 6524

- BOUNDARY & IMPROVEMENT SURVEY**

BEING a 93.418 acre tract of land situated in the Moses L. Choate Survey Abstract Number 15, Polk County, Texas, being the eastern remainder of that certain 100 acre tract described as "Tract Two" in instrument to Nora Jean Albracht, recorded in Volume 1571, Page 585 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), and 1247.10' being more particularly described by attached metes and bounds description.

BEING a 12.429 acre tract of land situated in the Moses L. Choate Survey Abstract Number 15, Polk County, Texas, being the western remainder of that certain 100 acre tract described as "Tract Two" in instrument to Nora Jean Albracht, recorded in Volume 1571, Page 585 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 12.429 acre tract being more particularly described by attached metes and bounds description.

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment:

- 1) R.O.V. Easement to Tempa Water Supply Corp. per Vol. 310, P.C.A.D. ID. No. 202090162
- 2) Dedication and Order accepting FM 550, a 100 foot wide R.O.W. per Vol. 15, Pg. 420, D.C.M.P.C.T. (Does affect shown hereon)
- 3) 1346' PG. 692 O.P.R.P.C.T. (Does affect shown hereon)

The Property lies in Zone X and Zone A, Flood Hazard Area, as shown on the Flood Plain Map of Polk County, Texas, prepared by the Texas Department of Transportation, dated 12/22/06. The Flood Hazard Area is shown in yellow on the Flood Plain Map. The Flood Hazard Area is shown in yellow on the Flood Plain Map.

Job No.: A0701  
Client: Moses L. Choate  
Date: 10/30/2020  
Drawn By: DJB  
Checked By: DJB  
Revised: \_\_\_\_\_

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4503).

Purchased: KCI Properties, LLC  
Address: 5650 W. 12th Street, Suite 117251  
Lot: \_\_\_\_\_  
Survey: Moses L. Choate  
Subdivision: 93.418 Acres, 12.429 Acres  
Cabinet: \_\_\_\_\_  
Sheet: \_\_\_\_\_  
County: Polk  
Records: \_\_\_\_\_

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