

26.6043 Acres

\$325,000

~~tract for~~
Sold

24.9462 Acres

\$325,000

4.000 Acres

Sold

\$315,000

17.6454 Acres

\$249,000

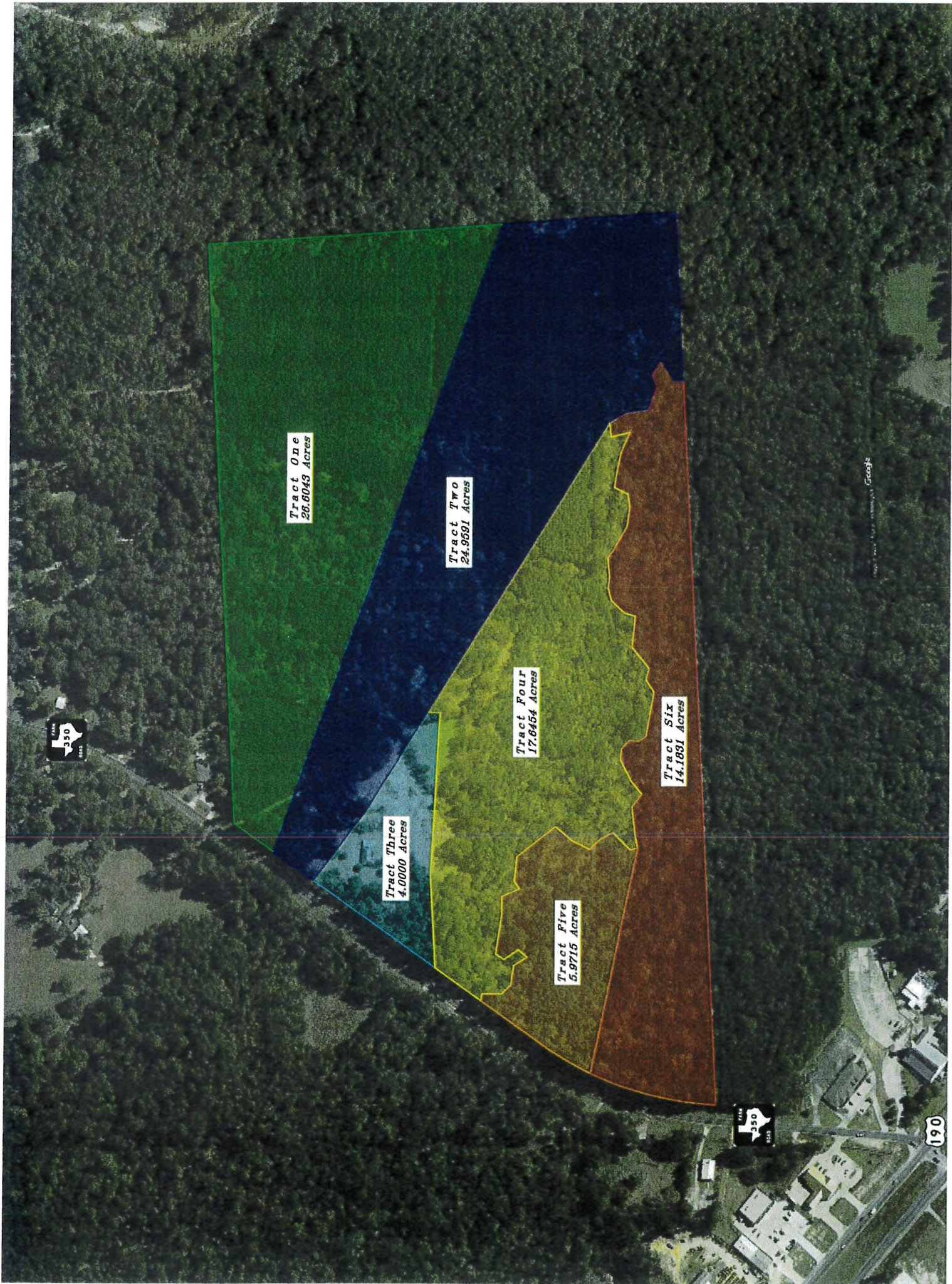
20.1547 Acres

\$325,000

CONTRACT PENDING

FM 350 N

FM 350 N



Tract One
26,604.3 Acres

Tract Two
24,959.1 Acres

Tract Three
4,000 Acres

Tract Four
17,840.4 Acres

Tract Five
6,971.6 Acres

Tract Six
14,189.1 Acres



© 2007 Google

190



\$249,000 - 12.42 acres

12.429 Acres FM 350, Livingston, TX 77351

- Polk County

Residential Property

Undeveloped Land

Commercial Property

12.429 Acres FM 350 N Livingston

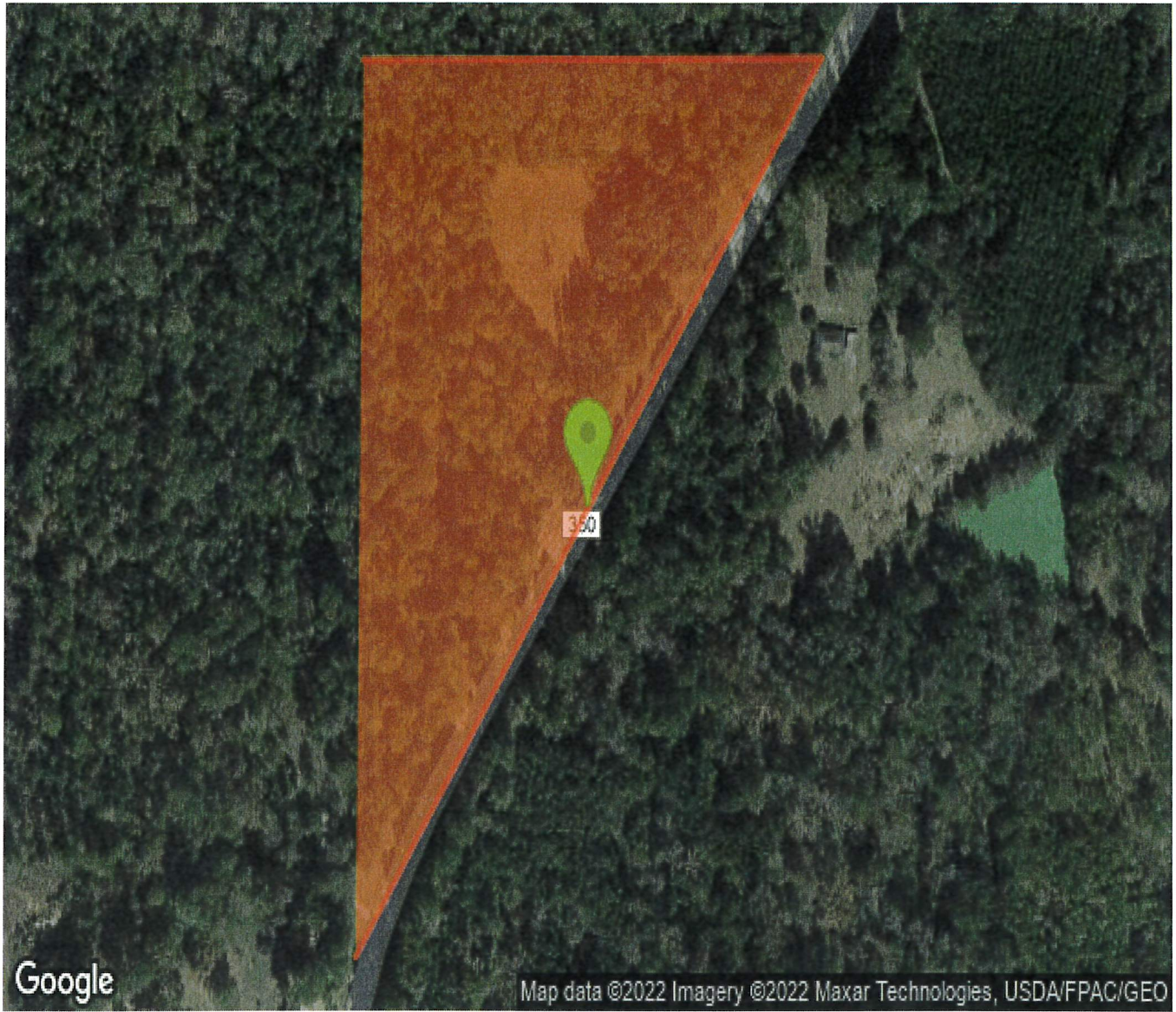
State	County	City	Zip
Texas	Polk County	Livingston	77351
Address	Price	Acreage	Bedrooms
12.429 Acres FM 350	\$249,000 -	12.42 acres	0
Baths			
0			

Description

Location!Location! 12.429 Unrestricted Acres FM 350 N at 1/4 Quarter Mile North of Hwy 190. Just outside City Limits. Over 1300' road frontage. Water Available (Tempe Water Co.). High Speed Internet Available. Additional Land Tracts Available across FM 350 N (17 -25 Acres 249K -325K). Owner Financing Available with 10% Down, 8% Interest, 20 Year Term.

Amenities

Financing Options



Powered by Lands of America

This information believed accurate but not warranted



\$249,000 - 17.64 acres

000 FM 350 N, Livingston, TX 77351

- Polk County

Residential Property

Undeveloped Land

Commercial Property

17.6454 Acres FM 350 N

State	County	City	Zip
Texas	Polk County	Livingston	77351
Address	Price	Acreage	Bedrooms
000 FM 350 N	\$249,000 -	17.64 acres	0
Baths			
0			

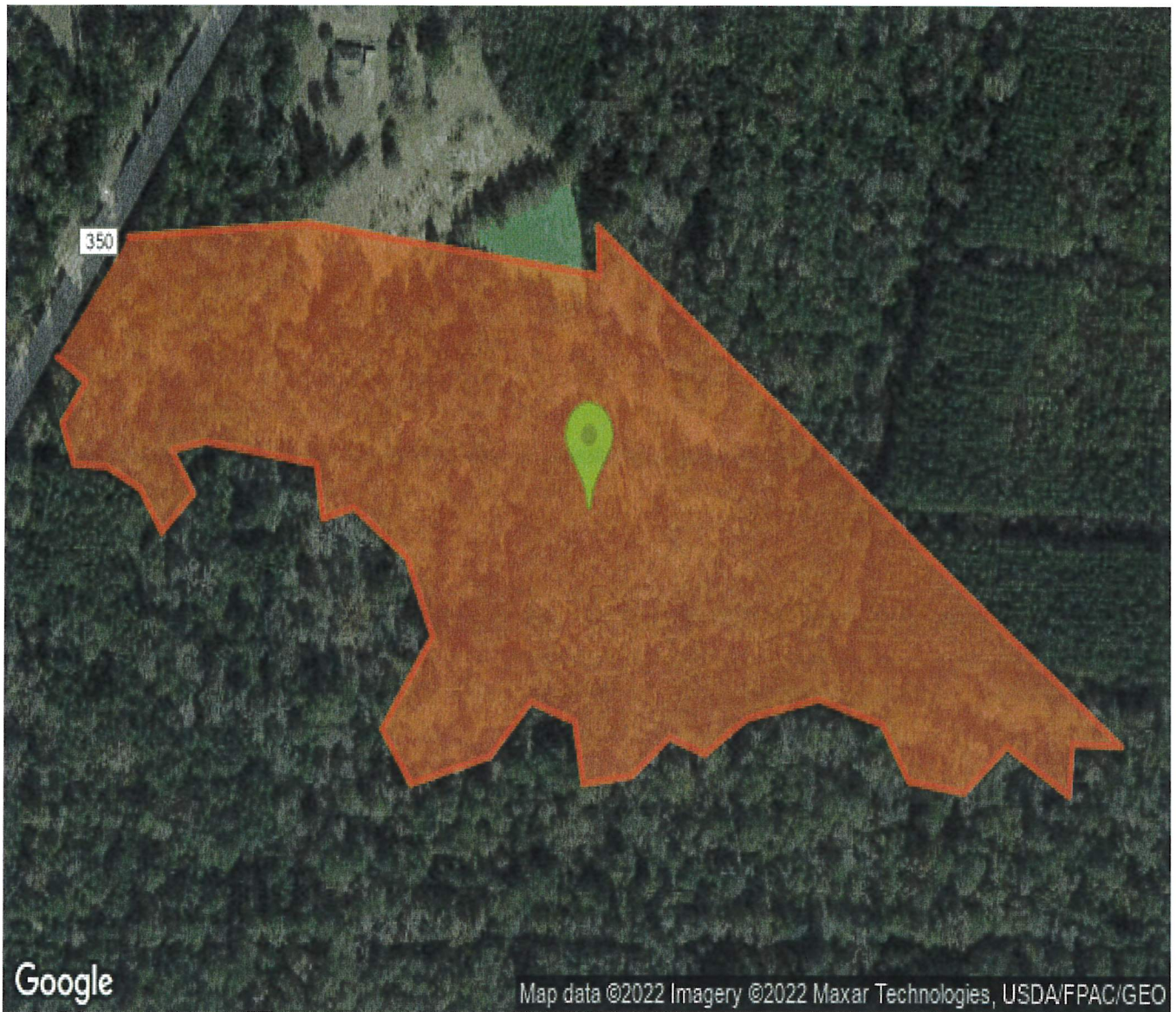
Description

Location!Location!!! 17.65 Unrestricted Acres FM 350 N Near Hwy 190. Just Outside City Limits. Over 190' FM 350N road frontage. Water Available (Tempe Water Co.). High Speed Internet Available.

Additional Land Tracts Available adjacent and across FM 350N (12-25 Acres 249K-325K). Owner Financing Available. Down Payment: 15%.

Term: 20 Years with a 10 Year Balloon. Interest: 8%

Amenities



Powered by Lands of America

This information believed accurate but not warranted

Notes:
Every document of record reviewed and considered as a part of this survey. No document of record is shown on this map which is not shown on the plat. The plat is the official record of this survey. There may exist other documents of record that would affect this parcel.
Basis of bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

Line	Bearing	Distance	Line	Bearing	Distance
L1	N 00°50'00" E	41.30'	L37	S 85°13'13" W	82.55'
L2	S 85°13'13" W	82.55'	L38	N 00°50'00" E	41.30'
L3	S 85°13'13" W	82.55'	L39	N 00°50'00" E	41.30'
L4	N 00°50'00" E	41.30'	L40	S 85°13'13" W	82.55'
L5	N 00°50'00" E	41.30'	L41	S 85°13'13" W	82.55'
L6	N 00°50'00" E	41.30'	L42	S 85°13'13" W	82.55'
L7	N 00°50'00" E	41.30'	L43	S 85°13'13" W	82.55'
L8	N 00°50'00" E	41.30'	L44	S 85°13'13" W	82.55'
L9	N 00°50'00" E	41.30'	L45	S 85°13'13" W	82.55'
L10	N 00°50'00" E	41.30'	L46	S 85°13'13" W	82.55'
L11	N 00°50'00" E	41.30'	L47	S 85°13'13" W	82.55'
L12	N 00°50'00" E	41.30'	L48	S 85°13'13" W	82.55'
L13	N 00°50'00" E	41.30'	L49	S 85°13'13" W	82.55'
L14	N 00°50'00" E	41.30'	L50	S 85°13'13" W	82.55'
L15	N 00°50'00" E	41.30'	L51	S 85°13'13" W	82.55'
L16	N 00°50'00" E	41.30'	L52	S 85°13'13" W	82.55'
L17	N 00°50'00" E	41.30'	L53	S 85°13'13" W	82.55'
L18	N 00°50'00" E	41.30'	L54	S 85°13'13" W	82.55'
L19	N 00°50'00" E	41.30'	L55	S 85°13'13" W	82.55'
L20	N 00°50'00" E	41.30'	L56	S 85°13'13" W	82.55'
L21	N 00°50'00" E	41.30'	L57	S 85°13'13" W	82.55'
L22	N 00°50'00" E	41.30'	L58	S 85°13'13" W	82.55'
L23	N 00°50'00" E	41.30'	L59	S 85°13'13" W	82.55'
L24	N 00°50'00" E	41.30'	L60	S 85°13'13" W	82.55'
L25	N 00°50'00" E	41.30'	L61	S 85°13'13" W	82.55'
L26	N 00°50'00" E	41.30'	L62	S 85°13'13" W	82.55'

Moses L. Choate Survey, A-15

"Parcel Two"
KCI Properties, LLC, Et. Al.
"Tract One"
Remainder of
Called 88.418 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

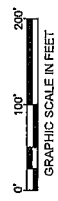
Thaneak Phup Silva
& Daravuthy Hong
Called 4.0000 Acres
Vol. 2387, Pg. 860
O.P.R.P.C.

"Parcel Four"
17.6551 Acres
KCI Properties, LLC, Et. Al.
Out of & Part of
"Tract One"
Called 98.418 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

"Parcel Five"
KCI Properties, LLC, Et. Al.
"Tract One"
Remainder of
Called 88.418 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

"Parcel Six"
KCI Properties, LLC, Et. Al.
"Tract One"
Remainder of
Called 88.418 Acres
Vol. 2301, Pg. 833
O.P.R.P.C.

I.D.K., L.L.C.
Called 91.19 Acres
Vol. 1084, Pg. 764
O.P.R.P.C.

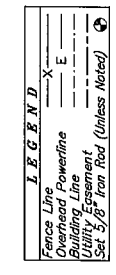


MAP OF SURVEY OF

17.6551 ACRES OF LAND, SITUATED IN THE MOSES L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN CALLED 93.418 ACRE TRACT DESCRIBED AS "TRACT ONE" IN INSTRUMENT TO KCI PROPERTIES, LLC, ET. AL. IN VOLUME 2301, PAGE 833 IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON 1983 STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83



KENNETH E. SWORT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730
The undersigned does hereby certify that this survey was made on the ground of the property legally described as above and that there are no visible and/or apparent encroachments, 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 30th day of March, 2022.



WASHBURN COMPANY
LAND SURVEYORS
Residential, Commercial, Construction,
Industrial, Ato Surveys, Flood Certificates
P.O. Box 400 March 30, 2022
Cleveland, Texas 77328 Book 359
F. 281-432-1965 Page 68
Files: 22030025
awashburnsurvey@gmail.com Firm No. 10104100

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

Page 1 of 2
March 30, 2022

METES AND BOUNDS DESCRIPTION
"PARCEL FOUR"
17.6551 ACRES OF LAND
MOSES L. CHOATE SURVEY, ABSTRACT No. 15
POLK COUNTY, TEXAS

BEING 17.6551 acres of land, situated in the Moses L. Choate Survey, A-15, Polk County, Texas, being out of and part of that certain called 93.418 acre tract described as "Tract One" in instrument to KCJ Properties, LLC., Et. Al. in Volume 2301, Page 833 in the Official Public Records of Polk County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone, NAD83;

BEGINNING at a 5/8 inch iron rod set in the apparent, occupied and monumented east right-of-way line of Farm-to-Market Road 350 (100 foot right-of-way), same being the southwest corner of that certain called 4.0000 acre tract described in instrument to Thanak Phup Silva and Daravuthy Hong in Volume 2337, Page 350 in the Official Public Records of Polk County and being situated in the west line of said 93.418 acre tract and being the northwest corner and the **POINT OF BEGINNING** of the herein described tract, from which a 5/8 inch iron rod found situated in the said east right-of-way line for the northwest corner of said 4.0000 acre tract bears North 34°42'43" East 503.23 feet;

THENCE North 86°37'34" East, leaving said east right-of-way line, 304.52 feet to a 5/8 inch iron rod found for an angle point in the south line of said 4.0000 acre tract, same being an angle point in the north line corner of the herein described tract;

THENCE South 86°55'54" East 544.98 feet to a 5/8 inch iron rod found in the high bank of a pond for the southeast corner of said 4.0000 acre tract and being an internal ell corner of the herein described tract;

THENCE North 00°50'04" East 41.30 feet to a 5/8 inch iron rod found in the high bank of a pond for the northeast corner of said 4.0000 acre tract and being in the south line of "Parcel Two", surveyed this day and being an external corner of the herein described tract, from which a 5/8 inch iron rod found for an angle point in the north line of said 4.0000 acre tract bears North 57°54'47" West 395.96 feet,

THENCE South 57°54'47" East, severing said 93.418 acre tract, 1148.42 feet to a 5/8 inch iron rod situated in the centerline of a creek in the south line of said "Parcel Two" and being the east corner of the herein described tract, from which a 4 inch concrete monument found for the southeast corner of said 93.418 acre tract bears South 72°16'45" East 740.13 feet;

THENCE along and with the centerline of said creek, severing said 93.418 acre tract the following calls:

- | | |
|-------------------------------------|--------------------------------------|
| 1.) South 82°03'43" West 47.06 feet | 6.) South 26°23'49" West 51.18 feet |
| 2.) South 13°43'02" East 66.31 feet | 7.) South 82°37'18" West 46.80 feet |
| 3.) North 66°21'01" West 70.84 feet | 8.) North 82°09'21" West 62.41 feet |
| 4.) North 77°59'57" West 77.46 feet | 9.) North 60°21'37" West 84.50 feet |
| 5.) North 81°04'06" West 44.18 feet | 10.) North 53°34'25" West 38.56 feet |

- 11.)South 84°21'01" West 65.01 feet
- 12.)North 83°35'46" West 37.34 feet
- 13.)South 75°55'52" West 42.27 feet
- 14.)South 42°18'18" West 61.97 feet
- 15.)South 17°17'23" West 37.26 feet

- 16.)North 84°23'44" West 105.03 feet
- 17.)South 50°06'31" West 91.51 feet
- 18.)North 73°49'49" West 38.81 feet
- 19.)South 55°49'02" West 50.05 feet

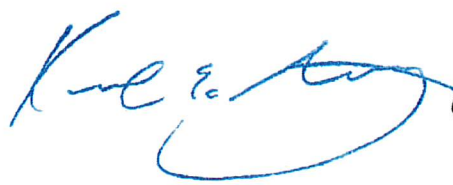
THENCE South 85°22'26" West, along and with the center of said creek, severing said 93.418 acre tract, 78.31 feet to a 5/8 inch iron rod set for the east corner of "Parcel Five", surveyed this day, same being an angle point in the north line of "Parcel Six", surveyed this day and being an angle point in the south line of the herein described tract;

- 20.)North 64°49'30" West 77.25 feet
- 21.)North 30°12'31" West 30.33 feet
- 22.)North 03°06'29" East 29.89 feet
- 23.)North 46°56'57" West 37.28 feet
- 24.)North 83°45'55" West 36.62 feet
- 25.)South 63°13'13" West 82.55 feet
- 26.)South 50°03'43" West 54.10 feet
- 27.)North 52°46'43" West 53.94 feet
- 28.)South 83°04'56" West 95.09 feet
- 29.)South 78°36'58" West 42.09 feet
- 30.)North 15°09'43" West 25.79 feet
- 31.)North 44°24'44" East 81.38 feet
- 32.)North 26°56'59" West 47.18 feet
- 33.)North 43°31'53" West 50.51 feet
- 34.)North 24°52'44" East 68.04 feet

- 35.)North 39°07'08" East 73.01 feet
- 36.)North 23°34'06" West 80.82 feet
- 37.)North 51°02'41" West 87.92 feet
- 38.)North 84°26'43" West 83.38 feet
- 39.)South 55°05'15" West 29.29 feet
- 40.)North 23°43'19" West 64.78 feet
- 41.)South 89°37'04" West 58.37 feet
- 42.)North 81°27'58" West 134.14 feet
- 43.)South 32°55'53" West 33.02 feet
- 44.)South 34°05'33" East 58.41 feet
- 45.)South 39°09'57" West 38.63 feet
- 46.)North 32°36'02" West 52.52 feet
- 47.)North 81°41'01" West 65.42 feet
- 48.)North 42°55'54" West 43.23 feet
- 49.)North 00°51'20" West 65.54 feet

THENCE North 81°15'33" West, along and with the center of said creek, severing said 93.418 acre tract, 22.96 feet to a 5/8 inch iron rod set in the center of said creek, same being situated in the said east right-of-way line of Farm-to-Market Road 350 and being the northwest corner of said "Parcel Five" and being the southwest corner of the herein described tract;

THENCE North 34°42'43" East, along and with the said east right-of-way line, 190.96 feet to the **POINT OF BEGINNING** and containing 17.6551 acres of land, within this metes and bounds description, more or less.



Kenneth E. Savoy, R.P.L.S. 5730
30 March 2022





\$325,000 - 20.15 acres

00 FM 350 N, Livingston, TX 77351

- Polk County

Residential Property

Undeveloped Land

Commercial Property

State	County	City	Zip
Texas	Polk County	Livingston	77351
Address	Price	Acreage	Bedrooms
00 FM 350 N	\$325,000 -	20.15 acres	0
Baths			
0			

Description

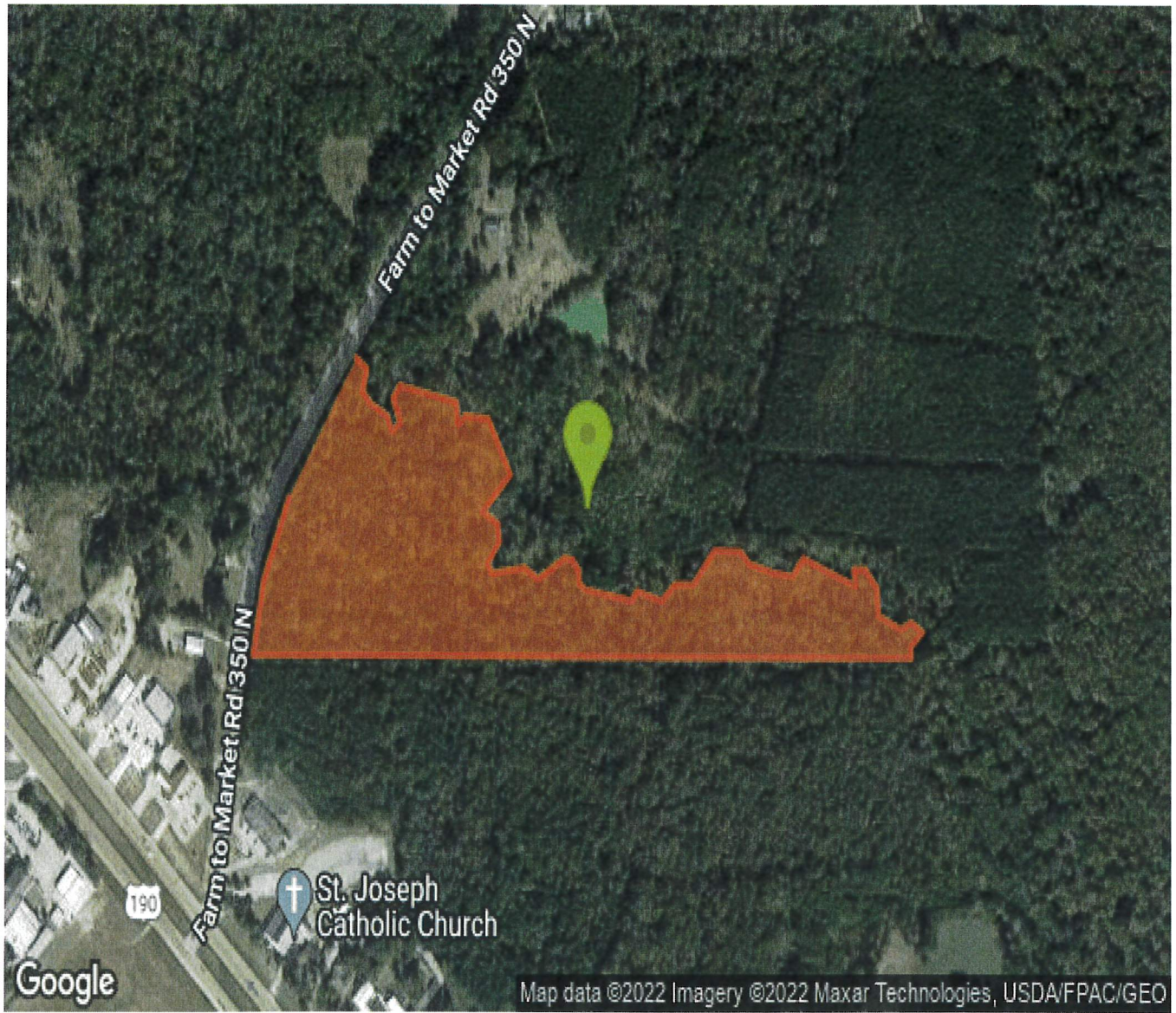
Location!Location!!! Price Reduced! 20.1547 Unrestricted Acres FM 350 N Near Hwy 190. Just Outside City Limits. Over 886' road frontage. Water Available (Tempe Water Co.). High Speed Internet Available.

Additional Land Tracts Available adjacent and across FM 350N (17-25 Acres 269K-359K). Owner Financing Available. Down Payment \$50,000.

Term: 20 Years with a 10 Year Balloon. Interest: 7%

Amenities

Financing Options



Powered by Lands of America

This information believed accurate but not warranted

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

Page 1 of 2
March 30, 2022

METES AND BOUNDS DESCRIPTION
"PARCEL FIVE"
20.1589 ACRES OF LAND
MOSES L. CHOATE SURVEY, ABSTRACT No. 15
POLK COUNTY, TEXAS

BEING 20.1589 acres of land, situated in the Moses L. Choate Survey, A-15, Polk County, Texas, being out of and part of that certain called 93.418 acre tract described as "Tract One" in instrument to KCJ Properties, LLC., Et. Al. in Volume 2301, Page 833 in the Official Public Records of Polk County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone, NAD83;

BEGINNING at a 1/2 inch iron rod with a cap marked "5774" found situated in the apparent, occupied and monumented east right-of-way line of Farm-to-Market Road 350 (100 foot right-of-way), same being the westernmost northwest corner of that certain called 91.19 acre tract described in instrument to I.D.K., L.L.C. in Volume 1064, Page 764 in the Official Public Records of Polk County and being the southwest corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE North 04°02'30" East, along and with said east right-of-way line, 49.69 feet to a 5/8 inch iron rod set in the said east right-of-way line, same being the start of a curve to the right and being an angle point in the west line of the herein described tract;

THENCE along and with the said east right-of-way line with a curve to the right, said curve having a radius of 1149.00 feet, an arc length of 563.16 feet, a delta angle of 28°04'57", and a chord of North 18°48'34" East 557.54 feet to a 1/2 inch iron rod found situated in the said east right-of-way line, same being an point in the west line of the herein described tract;

THENCE North 34°42'43" East, along and with said east right-of-way line, 274.01 feet to a 5/8 inch iron rod set in the said east right-of-way line, same being in the centerline of a creek and being the southwest corner of "Parcel Four", surveyed this day and being the northwest corner of the herein described tract;

THENCE along and with the centerline of said creek, severing said 93.418 acre tract the following calls:

- | | |
|--------------------------------------|--------------------------------------|
| 1.) South 81°15'33" East 22.96 feet | 12.) North 55°05'15" East 29.29 feet |
| 2.) South 00°51'20" East 65.54 feet | 13.) South 84°26'46" East 83.38 feet |
| 3.) South 42°55'54" East 43.23 feet | 14.) South 51°02'41" East 87.92 feet |
| 4.) South 81°41'01" East 65.42 feet | 15.) South 23°34'06" East 80.82 feet |
| 5.) South 32°36'02" East 52.52 feet | 16.) South 39°07'08" West 73.01 feet |
| 6.) North 39°09'57" East 38.63 feet | 17.) South 24°52'44" West 68.04 feet |
| 7.) North 34°05'33" West 58.41 feet | 18.) South 43°31'53" East 50.51 feet |
| 8.) North 32°55'53" East 33.02 feet | 19.) South 26°56'59" East 47.18 feet |
| 9.) South 81°27'58" East 134.14 feet | 20.) South 44°24'44" West 81.38 feet |
| 10.) North 89°37'04" East 58.37 feet | 21.) South 15°09'43" East 25.79 feet |
| 11.) South 23°43'19" East 64.78 feet | 22.) North 78°36'58" East 42.09 feet |

- 23.) North 83°04'56" East 95.09 feet
- 24.) South 52°46'43" East 53.94 feet
- 25.) North 50°03'43" East 54.10 feet
- 26.) North 63°13'13" East 82.55 feet
- 27.) South 83°45'55" East 36.62 feet
- 28.) South 46°56'57" East 37.28 feet
- 29.) South 03°06'29" West 29.89 feet
- 30.) South 30°12'31" East 30.33 feet
- 31.) South 64°49'30" East 77.25 feet
- 32.) North 85°22'26" East 78.31 feet
- 33.) North 55°49'02" East 50.05 feet
- 34.) South 73°49'49" East 38.81 feet
- 35.) North 50°06'31" East 91.51 feet
- 36.) South 84°23'44" East 105.03 feet

- 37.) North 17°17'23" East 37.26 feet
- 38.) North 42°18'18" East 61.97 feet
- 39.) North 75°55'52" East 42.27 feet
- 40.) South 83°24'46" East 37.34 feet
- 41.) North 84°21'01" East 65.01 feet
- 42.) South 53°34'25" East 38.56 feet
- 43.) South 60°21'37" East 84.50 feet
- 44.) South 82°09'21" East 62.41 feet
- 45.) North 82°37'18" East 46.80 feet
- 46.) North 26°23'49" East 51.18 feet
- 47.) South 81°04'06" East 44.18 feet
- 48.) South 77°59'57" East 77.46 feet
- 49.) South 66°21'01" East 70.84 feet
- 50.) North 13°43'02" West 66.31 feet

THENCE North 82°03'43" East, along and with the center of said creek, severing said 93.418 acre tract, 47.06 feet to a 5/8 inch iron rod set for the east corner of said "Parcel Four" and being an angle point in the south line of "Parcel Two", surveyed this day and being an angle point in the north line of the herein described tract

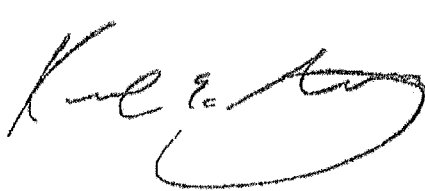
THENCE continuing along and with the centerline of said creek, severing said 93.418 acre tract the following calls:

- 51.) South 30°04'00" East 68.91 feet
- 52.) South 08°04'49" East 73.89 feet
- 53.) South 70°29'25" East 77.94 feet

- 54.) North 71°12'31" East 47.11 feet
- 55.) South 53°02'30" East 57.76 feet
- 56.) South 55°43'12" West 79.23 feet

THENCE South 07°17'12" West, along and with the center of said creek, severing said 93.418 acre tract, 31.83 feet to a 5/8 inch iron rod set in the center of said creek, same being situated in the north line of said 91.19 acre tract, and being in the south line of said 93.418 acre tract and being the southwest corner of said "Parcel Two" and being southeast corner of the herein described tract, from which a 4 inch concrete monument found for an internal ell corner of said 91.19 acre tract, same being the southeast corner of said 93.418 acre tract bears North 87°02'06" East 566.14 feet;

THENCE South 87°02'06" West 2413.53 feet to the **POINT OF BEGINNING** and containing 20.1589 acres of land, within this metes and bounds description, more or less.


Kenneth E. Savoy, R.P.L.S. 5730
30 March 2022

