

Polk Land Surveying

Bret A. Polk

Registered Professional Land Surveyor No. 6126

Johnny Adams Place
Jeff aster 12-19-2011

30846 S. U.S. Highway 281

Hico, TX 76457

Phone (254) 796-2588

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Legal Description

State of Texas:

County of Coryell:

All that certain 129.81 acre tract out of the Green DeWitt Survey Abstract No. 277, in Coryell County, Texas, being part of a 165 acre tract described as Tract A in a deed from Sam A. Myers, et ux to John H. Myers, et ux, dated December 9, 1988 and recorded in Volume 467, Page 629 of the Deed Records of Coryell County, Texas, and described as follows:

Beginning at a capped 3/8" iron rod found at a fence corner at the SE corner of said 165 acre tract, being the NE corner of a 3.281 acre tract described as Tract Three in a deed from James Allen Janisch and Sue Ellen Jones to Robert Reid Janisch, Sr., dated February 9, 2005 and recorded in Instrument No. 179960 of the Deed Records of Coryell County, Texas, being the NE corner of a 3.281 acre tract described as Tract Three in a deed from Sue Ellen Jones and Robert Reid Janisch, to James Allen Janisch, dated February 9, 2005 and recorded in Instrument No. 179962 of the Deed Records of Coryell County, Texas, being the NE corner of a 3.281 acre easement described in a deed from James Janisch, et al to John Myers, dated March 1, 2005 and recorded in Instrument No. 179963 of the Deed Records of Coryell County, Texas, being the NE corner of a 40' easement containing 3.31 acres described as Tract Two in a deed from Jerry Martin Lowrance to Jack Wall and Judd Wall, dated August 14, 2006 and recorded in Instrument No. 197878 of the Deed Records of Coryell County, Texas, being in the West line of a 191.958 acre tract described as Tract One in said deed to Robert Reid Janisch, Sr., recorded in Instrument No. 179960 of the Deed Records of Coryell County, Texas, for the SE corner of this tract:

Thence N 71° 49' 44" W, along the South line of said 165 acre tract and the North line of said 3.281 acre tract, at 39.77' pass a 1/2" iron rod found at the NE corner of a 300.47 acre tract described as Tract One in said deed to Jack Wall and Judd Wall, recorded in Instrument No. 197878 of the Deed Records of Coryell County, Texas, continuing along the North line of said 300.47 acre tract in all, 2258.24' to a point for the SW corner of this tract, from which a 2" pipe post bears: S 15° 21' 46" W, 0.98':

Thence crossing said 165 acre tract, as follows: N 15° 21' 46" E, across a pasture, 1979.25' to a capped 3/8" iron rod set, N 05° 30' 18" W, across a pasture, 155.17' to a capped 3/8" iron rod set on the Southerly bank of Honey Creek, and N 43° 49' 00" W, crossing Honey Creek, 67.22' to a 1/2" iron rod found on the Northerly bank of Honey Creek at an occupied interior corner of said 165 acre tract, being a corner of a 285.90 acre tract described in a deed from A. K. Arnold to Roger Alan Hammack Revocable Trust, dated March 3, 2000 and recorded in Instrument No. 130653 of the Deed Records of Coryell County, Texas, for a corner of this tract:

Thence along the occupied West line of said 165 acre tract and the East line of said 285.90 acre tract, as follows: N 04° 27' 39" E, 107.22' to a 60D nail set in a 18" Elm tree, N 30° 55' 59" E, 86.17' to a 1/2" iron rod found, S 89° 51' 08" E, 18.86' to a 1/2" iron rod found, and N 31° 46' 14" E, 43.10' to a point at an interior corner of said 285.90 acre tract, for the NW corner of this tract:

Thence along the North line of said 165 acre tract and the South line of said 285.90 acre tract, as follows: S 66° 06' 38" E, at 0.86' pass a capped 3/8" iron rod set at a fence corner, continuing along the remains of an old fence in all, 805.14' to a 1/2" iron rod found, S 74° 31' 08" E, 74.64' to a 1/2" iron rod found, and S 60° 00' 12" E, 25.50' to a 1/2" iron rod found on the Northerly bank of Honey Creek at an occupied corner of said 165 acre tract, being an interior corner of said 285.90 acre tract, for a corner of this tract:

Thence S 01° 04' 27" E, crossing Honey Creek and continuing along the remains of an old fence along the occupied East line of said 165 acre tract and the West line of said 285.90 acre tract, 174.01' to a 1/2" iron rod found at a fence corner, being an occupied interior corner of said 165 acre tract, being a corner of said 285.90 acre tract, for an interior corner of this tract:

Thence along the remains of an old fence along the occupied North line of said 165 acre tract and the South line of said 285.90 acre tract, as follows: N 83° 33' 37" E, 597.84' to a 1/2" iron rod found at a fence corner, N 84° 37' 22" E, 909.31' to a 1/2" iron rod found, S 81° 42' 47" E, 95.90' to a 1/2" iron rod found, and S 68° 29' 41" E, 30.97' to a 1/2" iron rod found at the NE corner of said 165 acre tract and the SE corner of said 285.90 acre tract, for the NE corner of this tract:

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Thence S 18° 15' 40" W, along the East line of said 165 acre tract, 2104.24' to a capped 3/8" iron rod found, being the SW corner of a 190.272 acre tract described as Tract One in said deed to James Allen Janisch, recorded in Instrument No. 179962 of the Deed Records of Coryell County, Texas, being the NW corner of said 191.958 acre tract, for a corner of this tract:
Thence S 18° 20' 47" W, along the East line of said 165 acre tract and the West line of said 191.958 acre tract, 662.96' to the **Point of Beginning** and containing 129.81 acres of land.

Bret A. Polk

I, Bret A. Polk, Registered Professional Land Surveyor No. 6126 of the State of Texas, do hereby certify that these field notes and accompanying plat were prepared from a survey performed on the ground, the 9th day of December, 2011.



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Legal Description

State of Texas:

County of Coryell:

Easement:

15' water line easement

12/19/2011

Being a 15' centerline easement out of the Green DeWitt Survey Abstract No. 277, in Coryell County, Texas, being part of a 165 acre tract described as Tract A and a 40.77 acre tract described as Tract B in a deed from Sam A. Myers, et ux to John H. Myers, et ux, dated December 9, 1988 and recorded in Volume 467, Page 629 of the Deed Records of Coryell County, Texas, and described as follows:

Beginning at a 60D nail set in the West line of said 40.77 acre tract and the occupied East line of the remainder of a 200 acre tract described in a deed from Sam A. Myers, et ux to Andrew Myers, dated March 20, 2006 and recorded in Instrument No. 193338 of the Deed Records of Coryell County, Texas, from which a 3" pipe post fence corner at the occupied NW corner of said 40.77 acre tract bears: N 18° 28' 14" E, 914.77':

Thence crossing said 40.77 acre tract and continuing into said 165 acre tract, being 7.50' either side of a line described as follows: N 78° 56' 37" E, 1079.28' to a 60D nail set, N 89° 40' 36" E, 158.02' to a 60D nail set, N 81° 24' 39" E, 240.72' to a 60D nail set, and N 88° 29' 52" E, 259.58' to a capped 3/8" iron rod set, for the end of this easement, from which the most Southerly SW corner of said 165 acre tract and the most Easterly SE corner of said 40.77 acre tract bears: S 15° 21' 46" W, 1335.06' and N 71° 49' 44" W, 766.00':



I, Bret A. Polk, Registered Professional Land Surveyor No. 6126 of the State of Texas, do hereby certify that these field notes and accompanying plat were prepared from a survey performed on the ground, the 9th day of December, 2011