

FIELDNOTES of a 60 foot access easement in the M.L. Choate Survey, A-15, Polk County, Texas and being across part of an 8.424 Acre Tract conveyed by Lewie Byers to BJB Partners Real Estate, LLC as Tract Two by deed dated December 4, 2018 and recorded in Volume 2186, Page 357 of the Polk County Official Records and said 8.424 Acre Tract also being described as Tract 5 of West Park Subdivision as shown on a Replat recorded in Volume 13, Page 30 of the Polk County Plat Records. Said easement being more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 5 and the Southerly Southeast corner of the residue of a 40.75 Acre Tract conveyed to BJB Partners Real Estate, LLC by deed recorded in Volume 2186, Page 357 of said Official Records, found a broken 4" x 4" concrete monument;

THENCE with the North Line of said Tract 5 and the South Line of the residue of said 40.75 Acre Tract, S87°12'04"W 50.42 feet to a 5/8" iron rod found for an angle point of Tract 5 and said residue Tract and S87°45'52"W 119.95 feet to a 5/8" iron rod set for the Actual Place of Beginning of the herein described easement;

THENCE across said Tract 5, or said 8.424 Acre Tract, S06°38'44"E 88.73 feet to a 5/8" iron rod set for the beginning of a curve to the right;

THENCE with said curve, having a radius of 85.00 feet, a central angle of 94°24'36", and a chord of S40°33'34"W 124.74 feet, an arc length of 140.06 feet to a 5/8" iron rod set for corner;

THENCE S87°45'52"W 345.63 feet to a 5/8" iron rod set for corner in the West Line of said Tract 5 and the East right of way of West Park Drive as shown on said Plat;

THENCE with said West Line and said East right of way, N03°25'50"W 60.01 feet to a 5/8" iron rod set for corner from which the Northwest corner of said Tract 5 bears N03°25'50"W 120.03 feet;

THENCE across said Tract 5, N87°45'52"E 346.88 feet to a 5/8" iron rod set for the beginning of a curve to the left;

THENCE with said curve, having a radius of 25.00 feet, a central angle of 94°24'36", and a chord of N40°33'34"E 36.69 feet, an arc length of 41.19 feet to a 5/8" iron rod set for corner;

THENCE N06°38'44"W 93.35 feet to a 5/8" iron rod set for corner in the South Line of the residue of said 40.75 Acre Tract and the North Line of said Tract 5 from which a 3" x 3" concrete monument found for the original Southwest corner of said 40.75 Acre Tract, the Southwest corner of a 15.72 Acre Tract conveyed to Livingston Independent School District by deed recorded in Volume 2038, Page 028 of said Official Records and the Northwest corner of The Retreat In Livingston Subdivision as shown on a Plat recorded in Volume 11, Page 39 of said Plat Records bears S87°45'52"W 855.92 feet;

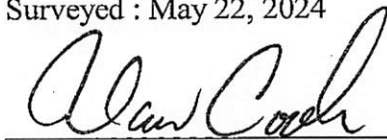
THENCE with the North Line of said Tract 5 and the South Line of the residue of said 40.75 Acre Tract, N87°45'52"E 60.18 feet to the Place of Beginning.

The bearings described herein are based upon the Plat bearings for Tract 5 of West Park Subdivision.

5/8" iron rods set for this survey have a yellow cap stamped "Cook Survey RPLS 5368".

This fieldnote description accompanies a plat of this easement prepared this date.

Surveyed : May 22, 2024



Alan Cook, Registered Professional
Land Surveyor, No. 5368



LINNISTON INDEPENDENT SCHOOL DISTRICT
15.72 ACRE TRACT
2039/028 PCOR

BUB PARTNERS REAL ESTATE, LLC
RESIDUE OF 40.75 AC. TR.
TRACT THREE
2189/357 PCOR

SW COR. 15.72 AC. TR.
NW COR. THE RETREAT IN LINNISTON
FND. 3"x3" CON. MON.

S87°45'52"W 855.92'

NW COR. TRACT 5

N87°45'52"E 60.18'

S87°45'52"W 119.95'

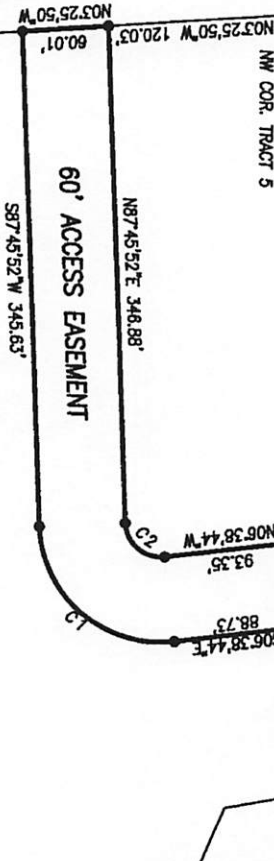
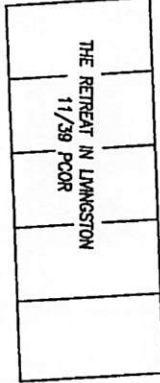
S87°12'04"W 50.42'

SOUTHERLY SE COR. RESIDUE OF 40.75 AC. TR.
NE COR. TRACT 5
FND. BROKEN 4"x4" CON. MON.

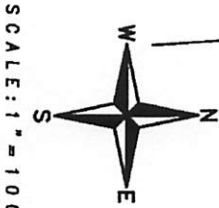
ANGLE COR. TRACT 5
FND. 5/8" IRON ROD

ANGLE COR. 40.75 AC. TR.
FND. 5/8" IRON ROD

THE RETREAT IN LINNISTON
11/39 PCOR



WEST PARK DRIVE



SCALE: 1"=100'

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	85.00'	140.08'	94°24'36"	124.74'	S40°33'34"W
C2	25.00'	41.19'	94°24'36"	36.69'	N40°33'34"E

BUB PARTNERS REAL ESTATE, LLC
TRACT TWO-8.424 ACRES
TRACT 5-WEST PARK SUBDIVISION
13/30 PCOR
2189-357 PCOR

PLAT OF A 60 FOOT ACCESS EASEMENT IN THE M.L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS AND BEING ACROSS PART OF AN 8.424 ACRE TRACT CONVEYED BY LEWIE BYERS TO BJB PARTNERS REAL ESTATE, LLC AS TRACT TWO BY DEED DATED DECEMBER 4, 2018 AND RECORDED IN VOLUME 2186, PAGE 357 OF THE POLK COUNTY OFFICIAL RECORDS AND SAID 8.424 ACRE TRACT ALSO BEING DESCRIBED AS TRACT 5 OF WEST PARK SUBDIVISION AS SHOWN ON A REPLAT RECORDED IN VOLUME 13, PAGE 30 OF THE POLK COUNTY PLAT RECORDS.

SURVEYED: MAY 22, 2024

Alan Cook

ALAN COOK, RPLS NO. 5368
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FIRM CERTIFICATION NO. 10020800



NOTE: ● DENOTES 5/8" IRON RODS WITH YELLOW CAP STAMPED "COOK SURVEY RPLS 5368" SET FOR CORNER EXCEPT AS SHOWN.
NOTE: THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARINGS FOR TRACT 5 OF WEST PARK SUBDIVISION.
NOTE: THIS PLAT ACCOMPANIES A FIELDNOTE DESCRIPTION OF THIS 60 FOOT ACCESS EASEMENT PREPARED THIS DATE.
NOTE: THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE LAND SHOWN HEREON AND WAS PERFORMED WITHOUT AN ABSTRACT OF TITLE AND AS SUCH, THIS LAND MAY BE SUBJECT TO BUILDING SET-BACKS, UTILITY EASEMENTS, COUNTY REGULATIONS OR OTHER MATTERS OF RECORD WHICH AFFECT ITS USE.