

33.282 Acres
Polk County, Texas

Being 33.282 acres (1,449,783 square feet) of land located in the W.D. Marsh Survey, Abstract Number 929 in Polk County, Texas and being out of or part of a called 47.00 acre tract as recorded In Volume 2456, Page 483, Polk County Official Public Records; Said 33.282 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to Texas State Plane Coordinates, NAD 83, Central Zone;

BEGINNING at a concrete monument, found for an interior angle corner of the herein described tract, the southeast corner of a called 2.60 acre tract as recorded in Volume 1804, Page 796 of the Deed Records of Polk County, Texas and the northeast corner of a called 70.7 acre tract as recorded in Volume 147, Page 13 of the Deed Records of Polk County, Texas;

THENCE North 02°32'02" West, along the west line of the herein described tract, passing a 5/8 inch iron rod with cap stamped "COBB" at a distance of 219.88 feet for the southeast corner of a called 2.00 acre tract as recorded in Volume 1834, Page 701 of the Deed Records of Polk County, Texas, continuing for a total distance of 503.87 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the northwest corner of the herein described tract;

THENCE North 87°28'44" East, over and across said 47.00 acre tract and along the north line of the herein described tract, a distance of 1075.55 feet to a 5/8" iron rod with cap stamped "BOURLAND SURVEYING" set for the northeast corner of the herein described tract at the west line of a called 46.854 acre tract as recorded in Volume 1233, Page 690 of the Deed Records of Polk County, Texas;

THENCE South 03°16'23" East, along the east line of the herein described tract, passing a 1/2 inch iron rod at a distance of 1236.72 feet for the southwest corner of said 46.854 acre tract and the northwest corner of a called 87.14 acre tract as recorded in Volume 2189, Page 742 of the Deed Records of Polk County, Texas, continuing for a total distance of 1841.56 feet to a 1/2" iron rod found at a T-Post for the southeast corner of the herein described tract at the north east corner of a called 6.22 acre tract as recorded in Volume 2353, Page 626 of the Deed Records of Polk County, Texas; from which a found 5/8" iron rod BRS S03°22'17"E, 80.72 feet.

THENCE South 87°28'44" West, along the south line of the herein described tract, a distance of 539.30 feet to a T-Post, found for the southwest corner of the herein described tract at the northwest corner of said 6.22 acre tract, the northeast corner of a called 3.00 acre tract as recorded in Volume 365, Page 546 of the Deed Records of Polk County, Texas and the southeast corner of a called 3.20 acre tract as recorded in Volume 1429, Page 473 of the Deed Records of Polk County, Texas;

THENCE North 03°25'12" West, along the west line of the herein described tract, passing a found T-Post at a distance of 418.10 feet for the northeast corner of said 3.20 acre tract, and the southeast corner of a called 11.39 acre tract as recorded in Volume 866, page 302 of the Deed Records of Polk County, Texas, continuing for a total distance of 1077.26 feet to a T-Post found for an angle corner of the herein described tract and the northeast corner of said 11.39 acre tract;

THENCE South 86°28'49" West, along a south line of the herein described tract, a distance of 543.08 feet to a T-Post found for a southwest corner of the herein described tract and the northwest corner of said 11.39 acre tract at the east line of a portion of a called 70.7 acre tract as recorded in Volume 143, Page 13 of the Deed Records of Polk County, Texas;

THENCE South 03°24'44" East, along an east line of the herein described tract, a distance of 503.57 feet to a 5/8" iron rod found for an angle corner of the herein described tract and the southernmost corner of said portion of a called 70.7 acre tract;

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THENCE North 10°44'12" West, with the east right-of-way of FM 350 N and along the west line of the herein described tract, a distance of 780.77 feet to a concrete monument found for an angle corner of the herein described tract and the southwest corner of said 2.60 acre tract;

THENCE North 87°08'04" East, along a north line of the herein described tract and, a distance of 103.15 feet to the **POINT OF BEGINNING**, containing 33.282 acres (1,449,783 square feet) of land in Polk County, Texas;