

13.707 Acres
Polk County, Texas

Being 13.707 acres (597,063 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 13.707 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;

COMMENCING at a 5/8 inch iron rod with cap stamped "COBB", found 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 and the 0.60 acre residue of a called 2.60 acre tract as recorded in volume 1804, Page 796 of the Deed Records of Polk County, Texas;

THENCE North 02°32'02" West, along the west line of said 47.00 acre tract and the east line of said 2.0 acre tract, a distance of 283.99 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" set for the **POINT OF BEGINNING** and southwest corner of the herein described tract;

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 "RPLS 5368" at a distance of 179.16 feet, continuing for a total distance of 420.16 feet to a 5/8" iron rod with cap stamped "BOURLAND SURVEYING" set for an angle corner of the herein described tract and the southeast corner of a called 2.7257 acre tract as recorded in Volume 1279, Page 431 of the Deed Records of Polk County, Texas;

THENCE North 08°41'06" West, along the west line of the herein described tract, a distance of 131.93 feet to concrete monument found for the Northwest corner of the herein described tract and the northwest corner of said 47.00 acre tract.

THENCE North 86°34'37" East, along the north line of the herein described tract, a distance of 205.76 feet to a small axle, found for an angle corner of the herein described tract;

THENCE North 86°42'05" East, along the north line of the herein described tract, a distance of 596.72 feet to a 1/2 inch iron rod found for an angle corner of the herein described tract at the south right-of-way of F.M. Highway 942;

THENCE South 87°09'52" East, along a north line of the herein described tract and the south right-of-way of F.M. Highway 942, a distance of 285.43 feet to a ½ inch iron rod with cap "can't read cap" found for the northeast corner of the herein described tract and the northwest corner of a called 8.2 acre tract as recorded in Volume 1254, page 494 of the Deed Records Of Polk County, Texas

THENCE South 02°49'28" East, along an east line of the herein described tract, a distance of 463.75 feet to a broken concrete monument found for an angle 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 an east line of the herein described tract, a distance of 72.28 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying" set for the southeast 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 87°28'44" West, over and across said 47.00 acre tract and along the south line of the herein described tract, a distance of 1075.55 feet to the **POINT OF BEGINNING**, containing 13.707 acres (597,063 square feet) of land in Polk County, Texas;