

# Polk Land Surveying

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Bret A. Polk

Registered Professional Land Surveyor No. 6126

## Legal Description

State of Texas:

County of Hamilton:

All that certain 167.39 acre tract out of the Chester Rockwell Survey Abstract No. 709, in Hamilton County, Texas, being the same tract of land described as a 167.4 acre tract in a deed from Vicki Lynn Jeske Averhoff to Larry D. Carroll, dated August 11, 1993 and recorded in Volume 286, Page 86 of the Deed Records of Hamilton County, Texas, and described as follows: **Beginning** at the NW corner of said 167.4 acre tract and the most Southerly SW corner of a 394.07 acre tract described in a deed from The Estate of Cynthia Golden Carroll to Larry D. Carroll, dated March 5, 2002 and recorded in Volume 347, Page 738 of the Deed Records of Hamilton County, Texas, being in Hamilton County Road No. 533, for the NW corner of this tract:

**Thence** N 69° 58' 37" E, along the North line of said 167.4 acre tract and the South line of said 394.07 acre tract, at 20.00' pass a capped 3/8" iron rod found at an old fence corner in the East line of County Road No. 533, continuing generally along a fence, at 3760.72' pass a point in the West line of County Road No. 533 from which a capped 3/8" iron rod found bears: S 20° 01' 23" E, 0.29', at 3780.41' pass a nail found in County Road No. 533 at the SE corner of said 394.07 acre tract, continuing in all 3803.24' to a point at the most Northerly NE corner of said 167.4 acre tract, being in the West line of a 225.99 acre tract described in a deed from Roland Poe, et al to Robert L. Finch, et ux, dated January 18, 2002 and recorded in Volume 345, Page 320 of the Deed Records of Hamilton County, Texas, being in the East line of County Road No. 533, for the most Northerly NE corner of this tract:

**Thence** S 20° 29' 20" E, along a fence and the extension thereof along the East line of said 167.4 acre tract and the West line of said 225.99 acre tract, 59.31' to a point at an interior corner of said 167.4 acre tract and the most Westerly SW corner of said 225.99 acre tract, for an interior corner of this tract:

**Thence** N 70° 32' 48" E, along the North line of said 167.4 acre tract and the South line of said 225.99 acre tract, at 31.52' pass a capped 3/8" iron rod found at a pipe fence corner post in the North line of County Road No. 533, continuing generally along a fence in all, 600.30' to a point at the most Easterly NE corner of said 167.4 acre tract and an interior corner of said 225.99 acre tract, for the most Easterly NE corner of this tract, from which a 3" pipe post fence corner bears: N 84° 26' 48" W, 1.24':

**Thence** S 29° 43' 04" E, along a fence along the East line of said 167.4 acre tract and the West line of said 225.99 acre tract, being along the East line of County Road No. 533, 1411.65' to a point, being a corner of said 167.4 acre tract, for a corner of this tract, from which a capped 3/8" iron rod found at a pipe fence corner post bears: S 29° 43' 04" E, 150.08':

**Thence** S 19° 02' 02" E, along the East line of said 167.4 acre tract, along County Road No. 533, 317.13' to a point at the SE corner of said 167.4 acre tract and the most Easterly NE corner of a 198.03 acre tract described as Tract Two in a deed from Nelda Smith, et al to Robert Keith Rogers and Cynthia Rogers, dated January 3, 2003 and recorded in Volume 355, Page 11 of the Deed Records of Hamilton County, Texas, for the SE corner of this tract:

**Thence** S 69° 22' 47" W, along the South line of said 167.4 acre tract and the North line of said 198.03 acre tract, at 11.06' pass a capped 3/8" iron rod found at a pipe fence corner post, continuing along a fence in all, 2280.97' to a 3/8" iron rod found at a fence corner at the most Southerly SW corner of said 167.4 acre tract, being an interior corner of said 198.03 acre tract, for the most Southerly SW corner of this tract:

**Thence** N 23° 22' 13" W, along a fence along the occupied West line of said 167.4 acre tract and the East line of said 198.03 acre tract, 345.64' to a 1" iron rod found at a fence corner, being an occupied interior corner of said 167.4 acre tract, being the most Northerly NE corner of said 198.03 acre tract, for an interior corner of this tract:

**Thence** S 69° 47' 46" W, along a fence along the South line of said 167.4 acre tract and the North line of said 198.03 acre tract, at 2307.26' pass a capped 3/8" iron rod found at a pipe fence corner post in the East line of County Road No. 533, continuing in all, 2327.45' to a point at the

most Westerly SW corner of said 167.4 acre tract and the NW corner of said 198.03 acre tract, for the most Westerly SW corner of this tract:  
**Thence** N 20° 19' 41" W, along the West line of said 167.4 acre tract, being generally along the center of County Road No. 533, 1459.94' to the **Point of Beginning** and containing 167.39 acres of land, including 2.83 acres in the county road.



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 30<sup>th</sup> day of November, 2011.



J. N. Redford  
Survey A-1488

# James W. Brown Survey A-51

394.07 acre  
The Estate of Cynthia Golden Carroll  
to  
Larry D. Carroll  
March 5, 2002  
Vol. 347, Pg. 738



P.O.B.

Hamilton County Road No. 533  
N 20°19'41"W 1458.84'

416.25 acre  
Tract One  
Nelda Smith, et al  
to  
Robert Keith Rogers  
and Cynthia Rogers  
January 3, 2003  
Vol. 355, Pg. 11

167.4 acre  
Vicki Lynn Jeske Averhoff, et vic  
to  
Larry Dow Carroll  
August 11, 1993  
Vol. 286, Pg. 86

## 167.39 Acres

Including 2.83 acres in the county road.

# Chester Rockwell Survey A-709

Thomas Freeman  
Survey A-273

225.99 acre  
Roland Poe, et al  
to  
Robert L. Finch, et ux  
January 18, 2002  
Vol. 345, Pg. 320

Henry Turner Survey A-1556

H. McHanks  
Survey A-568

Hamilton County Road No. 533  
N 20°19'41"W 1458.84'

2307.26'  
S 69°47'46"W 2327.45'  
(Dist: 2 779, 646 courses)

N 23°22'13"W 345.64'

(Dist: 1 897, 126.8 courses)

S 69°22'47"W 2280.97'  
(Dist: 2 779, 827 courses)

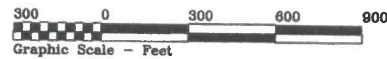
S 19°02'02"E 317.13'  
(Dist: 2 107, 418.4 courses)

198.03 acre  
Tract Two  
Nelda Smith, et al  
to  
Robert Keith Rogers and Cynthia Rogers  
January 3, 2003  
Vol. 355, Pg. 11

Survey of a 167.39 acre tract out of the Chester Rockwell Survey Abstract No. 709, in Hamilton County, Texas.

I, Bret A. Polk, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat and accompanying field notes were prepared from a survey made on the ground.

Bret A. Polk  
Registered Professional Land Surveyor No. 6126  
Surveyed the 30th day of November, 2011



Legend	
Survey Line	—
Deed / Tract Line or as Noted	- - -
Fence Line	X
Overhead Electric Line	E
Gas Pipeline	G
Edge of Paving or Gravel	—
River / Creek	~ ~ ~
Survey Corner	o
Corner	o
Point Of Beginning	P.O.B.