



Survey of a 47.36 acre tract out of the Phillip Dean Survey A-287, Phillip Dean Survey A-288, and Joseph Timmons Survey Abstract No. 1028, in Coryell 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

Bret A. Polk
Registered Professional Land Surveyor No. 6126
Surveyed the 20th day of September, 2010



Polk Land Surveying

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Bret A. Polk

Registered Professional Land Surveyor No. 6126

Legal Description

State of Texas:
County of Coryell:

All that certain 47.36 acre tract out of the Phillip Dean Survey Abstract No. 287, Phillip Dean Survey Abstract No. 288, and Joseph Timmons Survey Abstract No. 1028, in Coryell County, Texas, being the same tract of land described as 47.32 acres in a deed from Laurel Hermione Ashby, et vir to Donald K. Cray, et ux, dated July 6, 1984 and recorded in Volume 409, Page 803 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 SW corner of said 47.32 acre tract, being an interior corner of a 3.596 acre tract described in a deed from Laurel Hermione Ashby and Seaborn L. Ashby to Seaborn Christopher Ashby, dated March 2, 2004 and recorded in Instrument No. 169000 of the Deed Records of Coryell County, Texas, for the SW corner of this tract:

Thence N 05° 53' 37" W, along a fence along the West line of said 47.32 acre tract and East line of said 3.596 acre tract, at 284.30' pass the most Northerly NE corner of said 3.596 acre tract, continuing along the East line of Coryell County Road No. 197 in all, 574.42' to a capped 3/8" iron rod set, being a corner of said 47.32 acre tract, for a corner of this tract:

Thence along a fence along the West line of said 47.32 acre tract and the East line of County Road No. 197, N 06° 00' 55" W, 1931.70' to a capped 3/8" iron rod set at a fence corner and N 31° 25' 06" E, 83.97' to a capped 3/8" iron rod set at a fence corner at the NW corner of said 47.32 acre tract, for the NW corner of this tract:

Thence S 83° 53' 31" E, along a fence along the North line of said 47.32 acre tract and the South line of County Road No. 197, 527.81' to a 3" pipe post fence corner at the NE corner of said 47.32 acre tract, being the NW corner of a 163.57 acre tract described in a deed from Rabe Brooks Wilson to Thomas Garrison, dated April 4, 2008 and recorded in Instrument No. 216511 of the Deed Records of Coryell County, Texas, for the NE corner of this tract:

Thence along the East line of said 47.32 acre tract and the West line of said 163.57 acre tract, as follows: S 23° 16' 05" W, 56.66' to a 3" pipe post fence corner, S 13° 10' 50" E, 1178.75' to a 60D nail set in a 20" Cedar, S 20° 19' 45" E, 281.06' to a 60D nail set in a 14" Cedar, S 35° 38' 13" E, 276.70' to a 60D nail set in a 16" Elm, and S 10° 31' 54" E, 1182.94' to a 3" pipe post fence corner at the SE corner of said 47.32 acre tract, being a corner of said 163.57 acre tract, for the SE corner of this tract:

Thence N 72° 34' 27" W, along the South line of said 47.32 acre tract, 477.50' to a capped 3/8" iron rod found at the most Easterly NE corner of said 3.596 acre tract, for a corner of this tract:

Thence N 70° 44' 23" W, along a fence along the South line of said 47.32 acre tract and the North line of said 3.596 acre tract, 607.05' to the **Point of Beginning** and containing 47.36 acres of land, of which 23.48 acres are calculated to be in the Dean Survey Abstract No. 287, 8.51 acres are calculated to be in the Dean Survey Abstract No. 288, and 15.37 acres are calculated to be in the Timmons Survey.



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 20th day of September, 2010.

