

**WASHBURN & COMPANY**

Land Surveyors  
P.O. Box 460  
Cleveland, Texas

Page 1 of 2  
March 30, 2022

**METES AND BOUNDS DESCRIPTION**

**"PARCEL FIVE"**

**20.1589 ACRES OF LAND**

**MOSES L. CHOATE SURVEY, ABSTRACT No. 15  
POLK COUNTY, TEXAS**

**BEING** 20.1589 acres of land, situated in the Moses L. Choate Survey, A-15, Polk County, Texas, being out of and part of that certain called 93.418 acre tract described as "Tract One" in instrument to KCJ Properties, LLC., Et. Al. in Volume 2301, Page 833 in the Official Public Records of Polk County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone, NAD83;

**BEGINNING** at a 1/2 inch iron rod with a cap marked "5774" found situated in the apparent, occupied and monumented east right-of-way line of Farm-to-Market Road 350 (100 foot right-of-way), same being the westernmost northwest corner of that certain called 91.19 acre tract described in instrument to I.D.K., L.L.C. in Volume 1064, Page 764 in the Official Public Records of Polk County and being the southwest corner and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 04°02'30" East, along and with said east right-of-way line, 49.69 feet to a 5/8 inch iron rod set in the said east right-of-way line, same being the start of a curve to the right and being an angle point in the west line of the herein described tract;

**THENCE** along and with the said east right-of-way line with a curve to the right, said curve having a radius of 1149.00 feet, an arc length of 563.16 feet, a delta angle of 28°04'57", and a chord of North 18°48'34" East 557.54 feet to a 1/2 inch iron rod found situated in the said east right-of-way line, same being an point in the west line of the herein described tract;

**THENCE** North 34°42'43" East, along and with said east right-of-way line, 274.01 feet to a 5/8 inch iron rod set in the said east right-of-way line, same being in the centerline of a creek and being the southwest corner of "Parcel Four", surveyed this day and being the northwest corner of the herein described tract;

**THENCE** along and with the centerline of said creek, severing said 93.418 acre tract the following calls:

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| 1.) South 81°15'33" East 22.96 feet  | 12.) North 55°05'15" East 29.29 feet |
| 2.) South 00°51'20" East 65.54 feet  | 13.) South 84°26'46" East 83.38 feet |
| 3.) South 42°55'54" East 43.23 feet  | 14.) South 51°02'41" East 87.92 feet |
| 4.) South 81°41'01" East 65.42 feet  | 15.) South 23°34'06" East 80.82 feet |
| 5.) South 32°36'02" East 52.52 feet  | 16.) South 39°07'08" West 73.01 feet |
| 6.) North 39°09'57" East 38.63 feet  | 17.) South 24°52'44" West 68.04 feet |
| 7.) North 34°05'33" West 58.41 feet  | 18.) South 43°31'53" East 50.51 feet |
| 8.) North 32°55'53" East 33.02 feet  | 19.) South 26°56'59" East 47.18 feet |
| 9.) South 81°27'58" East 134.14 feet | 20.) South 44°24'44" West 81.38 feet |
| 10.) North 89°37'04" East 58.37 feet | 21.) South 15°09'43" East 25.79 feet |
| 11.) South 23°43'19" East 64.78 feet | 22.) North 78°36'58" East 42.09 feet |

23.) North 83°04'56" East 95.09 feet  
 24.) South 52°46'43" East 53.94 feet  
 25.) North 50°03'43" East 54.10 feet  
 26.) North 63°13'13" East 82.55 feet  
 27.) South 83°45'55" East 36.62 feet  
 28.) South 46°56'57" East 37.28 feet  
 29.) South 03°06'29" West 29.89 feet  
 30.) South 30°12'31" East 30.33 feet  
 31.) South 64°49'30" East 77.25 feet  
 32.) North 85°22'26" East 78.31 feet  
 33.) North 55°49'02" East 50.05 feet  
 34.) South 73°49'49" East 38.81 feet  
 35.) North 50°06'31" East 91.51 feet  
 36.) South 84°23'44" East 105.03 feet

37.) North 17°17'23" East 37.26 feet  
 38.) North 42°18'18" East 61.97 feet  
 39.) North 75°55'52" East 42.27 feet  
 40.) South 83°24'46" East 37.34 feet  
 41.) North 84°21'01" East 65.01 feet  
 42.) South 53°34'25" East 38.56 feet  
 43.) South 60°21'37" East 84.50 feet  
 44.) South 82°09'21" East 62.41 feet  
 45.) North 82°37'18" East 46.80 feet  
 46.) North 26°23'49" East 51.18 feet  
 47.) South 81°04'06" East 44.18 feet  
 48.) South 77°59'57" East 77.46 feet  
 49.) South 66°21'01" East 70.84 feet  
 50.) North 13°43'02" West 66.31 feet

**THENCE** North 82°03'43" East, along and with the center of said creek, severing said 93.418 acre tract, 47.06 feet to a 5/8 inch iron rod set for the east corner of said "Parcel Four" and being an angle point in the south line of "Parcel Two", surveyed this day and being an angle point in the north line of the herein described tract


**THENCE** continuing along and with the centerline of said creek, severing said 93.418 acre tract the following calls:

51.) South 30°04'00" East 68.91 feet  
 52.) South 08°04'49" East 73.89 feet  
 53.) South 70°29'25" East 77.94 feet

54.) North 71°12'31" East 47.11 feet  
 55.) South 53°02'30" East 57.76 feet  
 56.) South 55°43'12" West 79.23 feet

**THENCE** South 07°17'12" West, along and with the center of said creek, severing said 93.418 acre tract, 31.83 feet to a 5/8 inch iron rod set in the center of said creek, same being situated in the north line of said 91.19 acre tract, and being in the south line of said 93.418 acre tract and being the southwest corner of said "Parcel Two" and being southeast corner of the herein described tract, from which a 4 inch concrete monument found for an internal ell corner of said 91.19 acre tract, same being the southeast corner of said 93.418 acre tract bears North 87°02'06" East 566.14 feet;

**THENCE** South 87°02'06" West 2413.53 feet to the **POINT OF BEGINNING** and containing 20.1589 acres of land, within this metes and bounds description, more or less.

  
Kenneth E. Savoy, R.P.L.S. 5730  
30 March 2022

