

"METES & BOUNDS" DESCRIPTION
BARBARA C. LEWIS SURVEY, A-31
POLK COUNTY, TEXAS
31.258 ACRES
Varner Living Trust

FIELDNOTES TO 31.258 ACRES OF LAND AS SITUATED IN THE BARBARA C. LEWIS SURVEY, A-31, CHEROKEE COUNTY, TEXAS, AND BEING THOSE CERTAIN CALLED 31.312 AND 0.057 ACRE TRACTS CONVEYED TO HARRY W. JOHNSON AND WIFE, KATHY JOHNSON, AND DESCRIBED IN VOLUME 1178, PAGE 307 AND VOLUME 1258, PAGE 623, RESPECTIVELY, OF THE OFFICIAL RECORDS OF SAID CHEROKEE COUNTY, TEXAS. SAID 31.258 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2 inch iron pipe found for the northeast corner of this and of said 31.312 acres on the north line of said Lewis Survey, same being the upper northwest corner of the Ervil Stover 41.258 acres described as the First Tract in Volume 959, Page 250 of the Cherokee County Land Records and being on the south line of the Uriah Moore Survey, A-35 and of the Charles N. Schulze 42.57 acres described in Volume 968, Page 744 of said land records;

THENCE: SOUTH 992.92 Ft., with the upper west line of said 41.258 acres to its interior corner, a railroad spike found for the upper southeast corner of this and of said 31.312 acres;

THENCE: N 88° 57' W 569.37 Ft., with a lower north line of said 41.258 acres to its interior corner, a ¾ inch iron rod found for an exterior corner of this and of said 31.312 acres;

THENCE: N 69° 34' W 313.03 Ft., continuing with a lower north line of said 41.258 acres to its exterior corner, a 6 inch wood post found for an interior corner of this and of said 31.312 acres;

THENCE: Continuing along the lower north lines of said 41.258 acres and along the south side of an asphalt drive with 2 inch iron pipes at the corners as follows:

- | | |
|----------------------------|----------------------------|
| 1. S 72° 21' W 130.72 Ft., | 2. S 43° 19' W 405.41 Ft., |
| 3. S 58° 10' W 180.97 Ft., | 4. S 43° 51' W 93.73 Ft., |
| 5. S 09° 23' W 80.19 Ft. | |

to a lower interior corner of this and of said 31.312 acres;

THENCE: SOUTH with a western line of said 41.258 acres at 95.43 Ft. pass a ½ inch iron rod set for reference corner on the northeast side of County Road 3414, in all 169.18 Ft. to a point on the southwest side of County Road 3414 for the lower southeast corner of this and of said 31.312 acre tract;

THENCE: N 87° 53' W 12.15 Ft., with the south line of said 31.312 acres to its lower southwest corner, a point on the southwest side of said county road for the lower southwest corner of this tract;

THENCE: N 09° 42' W 88.69 Ft., with the lower west line of said 31.312 acres, to a "pk" nail set for an interior corner of this tract, same being the south corner of said 0.057 acre tract on the northeast side of said county road;

THENCE: N 35° 35' W 98.89 Ft., generally along the northeast right of way of said road, to a ½ inch iron rod set for an exterior corner of this tract, same being the west corner of said 0.057 acre tract;

THENCE: N 50° 00' E 50.00 Ft., with the northwest line of said 0.057 acre to its north corner, a 24 inch pine found for an interior corner of this tract on the lower west line of

said 31.312 acres, same being the southeast corner of the George H. Stover 1.50 acre tract recorded in Volume 344, Page 16 of said land records;

THENCE: N 09° 42' W 192.58 Ft., with the east line of said 1.50 acres, to a ½ inch iron rod found for the lower northeast corner of this and of said 31.312 acres, same being the lower southwest corner of the Robert W. Green 21.951 acre tract described in Volume 1623, Page 412 of said official records;

THENCE: N 83° 41' E 252.75 Ft., with the lower south line of said 21.951 acres to its southeast corner, a ½ inch iron rod found for an interior corner of this and of said 31.312 acres;

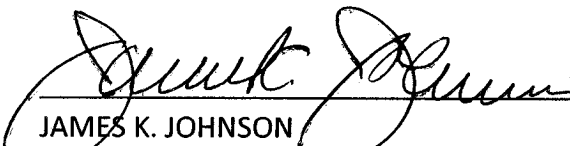
THENCE: N 00° 04' W 1216.32 Ft., with the east line of said 21.951 acres to its northeast corner, a ½ inch iron rod found for the upper northwest corner of this and of said 31.312 acres, same being on the north line of said Lewis Survey and the south line of said Moore Survey and being on the south line of the Robert P. Dickerson 132.67 acre tract described in Volume 1195, Page 342 of said official records;

THENCE: S 89° 20' E 1326.12 Ft., with the common line between said Lewis and Moore Surveys and the south lines of said Dickerson 132.67 acres and Schulze 42.57 acres, to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 31.258 ACRES OF LAND.**

The bearings recited herein are based on deed call of the east line of the above mentioned 31.312 acre tract. All corners referred to as "½ inch iron rod set" have a cap stamped "LSMC PLS 1962". This description was prepared from an actual survey made on the ground under my supervision in April - May, 2012.

LIVINGSTON SURVEYING & MAPPING CORPORATION
LIVINGSTON, TEXAS

BY:


JAMES K. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1962



URIAH MOORE SURVEY A - 35

ROBERT P. DICKERSON 132.67 AC.
Volume 1195, Page 342 O.R.

CHARLES N. SCHULZE 42.57 AC.
Volume 968, Page 744 L.R.

S 89° 20' E 1326.12'

P.O.B.
CM

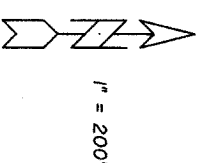
- BEARINGS ARE BASED AS SHOWN HEREON.
- CM DENOTES CONTROLLING MONUMENT.
 - ⊙ DENOTES 2" IRON PIPE FOUND.
 - O- DENOTES 1/2" IRON ROD FOUND OR SET AS NOTED.
 - E- DENOTES ELECTRIC LINE.
 - X- DENOTES FENCE LINE.

NOTE: THIS SURVEY DOES NOT CERTIFY
TO ANY PROPERTY ADDRESS.

BUYER:
WARNER LIVING TRUST
1360 COUNTY ROAD 3414
JACKSONVILLE, TX 75766

° SURVEY PLAT SHOWING °

31.258 ACRES OF LAND AS SITUATED IN THE BARBARA C. LEWIS SURVEY, A-31, CHEROKEE COUNTY, TEXAS, AND BEING THOSE CERTAIN CALLED 31.312 AND 0.057 ACRE TRACTS CONVEYED TO HARRY W. JOHNSON AND WIFE, KATHY JOHNSON, AND DESCRIBED IN VOLUME 1178, PAGE 307 AND VOLUME 1258, PAGE 623, RESPECTIVELY, OF THE OFFICIAL RECORDS OF SAID CHEROKEE COUNTY, TEXAS.



SCALE

1" = 200'

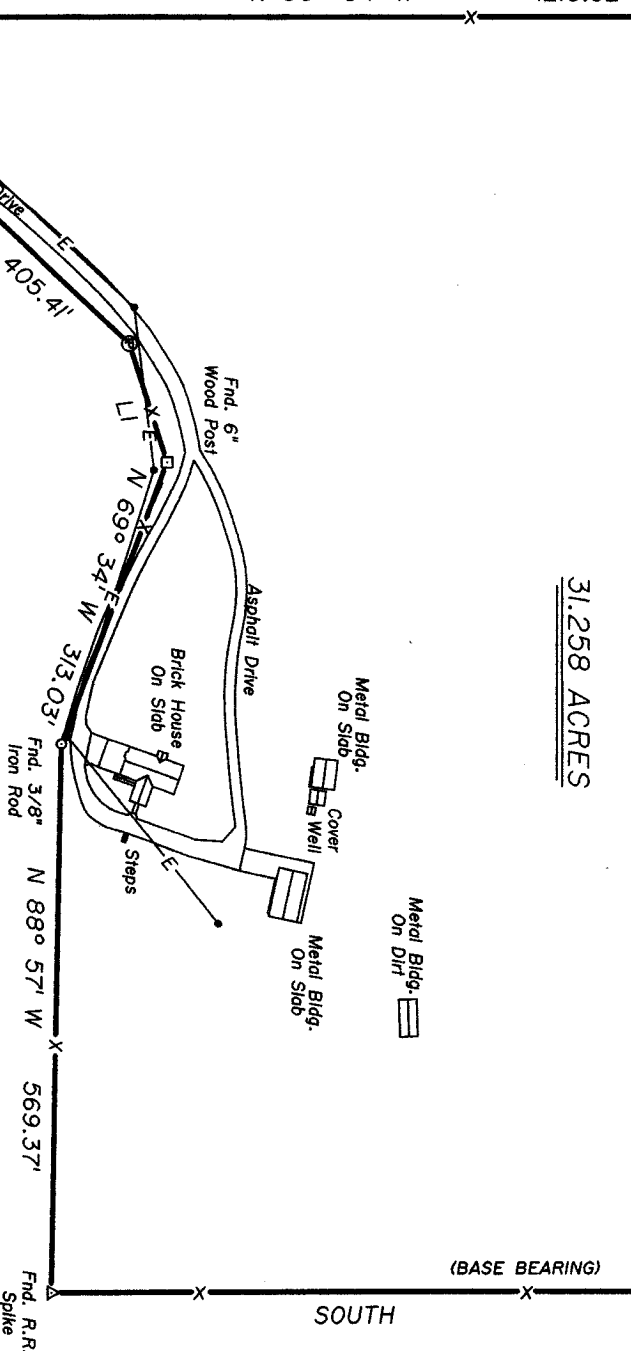
BARBARA C. LEWIS SURVEY A - 31

31.258 ACRES

ERVIL STOVER 41.258 AC.
First Tr. Vol. 959, Pg. 250 L.R.

ROBERT W. GREEN 21.951 AC.
Volume 1623, Page 412 O.R.

N 00° 04' W 1216.32'



ERVIL STOVER 41.258 AC.
First Tr. Vol. 959, Pg. 250 L.R.

- L1 S 72° 21' W 130.72'
- L2 S 58° 10' W 180.97'
- L3 S 43° 51' W 93.73'
- L4 S 09° 23' W 80.19'
- L5 SOUTH 169.18'
- L6 N 87° 53' W 12.15'
- L7 N 09° 42' W 88.69'
- L8 N 35° 35' W 98.89'
- L9 N 50° 00' E 50.00'

TO THE LIEN HOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND
TO ANY TITLE GUARANTY COMPANY:

I, JAMES K. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1962, DO HEREBY CERTIFY
THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS
CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA,
BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR
RIGHT OF WAYS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND
FROM A DEDICATED ROADWAY.

APRIL-MAY, 2012

BY:
JAMES K. JOHNSON R.P.L.S. No. 1962, TEXAS



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OF THE CURRENT PARTIES AND IT IS NOT TO BE REPRODUCED, ALTERED OR REUSED FOR ANY SUBSEQUENT TRANSACTION.

Livingston

SURVEYING & MAPPING

P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/327-3816