



**TRACT 1**

A 10.83 ACRE PART OF THAT CERTAIN 20.84 ACRE TRACT GRANTED TO RANDALL GEORGE LUCKE AND WIFE, ELYSE M. LUCKE, IN A DEED RECORDED IN VOLUME 1214, PAGE 207, OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS, BEING OUT OF THE SARAH ANN WALKER SURVEY, ABSTRACT NUMBER 357, ROBERTSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR FOUND AT THE SOUTHEAST CORNER OF A TRACT GRANTED TO LADELL NELSON IN A DEED RECORDED IN VOLUME 472, PAGE 82, BEING THE WEST INTERIOR CORNER OF SAID 20.84 ACRE TRACT AND THE WEST EXTERIOR CORNER OF THIS TRACT;

THENCE N 22°45'06" W ALONG THE NORTHWEST INTERIOR LINE OF SAID 20.84 ACRE TRACT A DISTANCE OF 229.75 FEET TO A 1/2 INCH REBAR FOUND IN THE SOUTH LINE OF A TRACT GRANTED TO LADELL NELSON IN A DEED RECORDED IN VOLUME 1143, PAGE 757, BEING THE NORTHWEST EXTERIOR CORNER OF SAID 20.84 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 66°54'57" E ALONG THE NORTH LINE OF SAID 20.84 ACRE TRACT A DISTANCE OF 905.76 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTER OF ELLIOTT CEMETERY POWERS ROAD FOR THE NORTHEAST CORNER OF SAID 20.84 ACRE TRACT AND THIS TRACT;

THENCE S 21°55'08" E ALONG THE CENTER OF ELLIOTT CEMETERY POWERS ROAD A DISTANCE OF 227.93 FEET TO A COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF A TRACT GRANTED TO K ELLIOTT PROPERTIES LLC IN A DEED RECORDED IN VOLUME 1432, PAGE 126, BEING THE EAST EXTERIOR CORNER OF SAID 20.84 ACRE TRACT AND THIS TRACT;

THENCE S 66°21'42" W ALONG THE INTERIOR LINES OF SAID 20.84 ACRE TRACT A DISTANCE OF 207.92 FEET TO A REBAR WITH CAP (#5345) FOUND AT THE NORTHWEST CORNER OF SAID K ELLIOTT PROPERTIES LLC TRACT AND AN INTERIOR CORNER OF SAID 20.84 ACRE TRACT AND THIS TRACT;

THENCE CONTINUE S 21°54'07" E ALONG SAID INTERIOR LINES A DISTANCE OF 232.77 FEET TO A 5/8 INCH REBAR WITH CAP (#5345) FOUND IN THE NORTH LINE OF A TRACT GRANTED TO JEFF MUNSON JR IN A DEED RECORDED IN VOLUME 703, PAGE 163, AT THE SOUTHWEST CORNER OF SAID K ELLIOTT PROPERTIES LLC TRACT AND AN EXTERIOR CORNER OF SAID 20.84 ACRE TRACT AND THIS TRACT;

THENCE CONTINUE S 67°21'34" W ALONG SAID INTERIOR LINES A DISTANCE OF 162.11 FEET TO A 1/2 INCH REBAR FOUND AT THE NORTHWEST CORNER OF SAID JEFF MUNSON JR TRACT AND AN INTERIOR CORNER OF SAID 20.84 ACRE TRACT AND THIS TRACT;

THENCE CONTINUE S 25°18'42" E ALONG SAID INTERIOR LINES A DISTANCE OF 236.32 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET IN THE NORTH LINE OF A TRACT GRANTED TO MARK A. MCMILLAN, ET AL, IN A DEED RECORDED IN VOLUME 661, PAGE 423, AT THE SOUTHWEST CORNER OF SAID JEFF MUNSON JR TRACT AND THE SOUTHEAST CORNER OF SAID 20.84 ACRE TRACT AND THIS TRACT;

THENCE S 67°08'23" W ALONG THE SOUTH LINE OF SAID 20.84 ACRE TRACT TO A 5/8 INCH REBAR WITH CAP (#6349) SET IN SAID SOUTH LINE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 22°21'31" W ACROSS AND THROUGH SAID 20.84 ACRE TRACT A DISTANCE OF 465.95 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE WEST INTERIOR CORNER OF THIS TRACT;

THENCE CONTINUE S 66°49'10" W ACROSS AND THROUGH, SEVERING SAID 20.84 ACRE TRACT A DISTANCE OF 48.77 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 10.83 ACRES, MORE OR LESS, 0.12 ACRES OF WHICH LIES WITHIN THE PRESENT MARGINS OF ELLIOTT CEMETERY POWERS ROAD.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS DESCRIPTION IS BASED ON A SURVEY THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT AUGUST 22, 2021 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.



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8/31/2021

**CONTACT INFORMATION:**

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