

METES & BOUNDS DESCRIPTION
JESSE PARRISH SURVEY, A-783
POLK COUNTY, TEXAS
2.619 ACRES
Andrei Lorilla

2.619 ACRES OF LAND SITUATED IN THE JESSE PARRISH SURVEY, A-783, POLK COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 2.591 ACRE TRACT DESCRIBED IN A DEED FROM MARK BYRON ANDERSON AND MICHAEL DAVID ANDERSON TO ANDREI LORILLA, DATED APRIL 25, 2022, AND RECORDED IN VOLUME 2412, PAGE 74 OF THE OFFICIAL RECORDS OF POLK COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found for the southwest corner of the herein described tract on the north right-of-way line of U. S. Highway 287 (also known as Second Street), same being on the east line of Block 34 of the City of Corrigan as shown on the plat recorded in Volume 7, Page 18 of the Plat Records of Polk County;

THENCE N 00° 26' 14" W, with the east line of Block 34 and on a line partially within First Street, at 244.13 feet pass a sucker rod found at the northeast corner of Block 34, same being on the south right-of-way line of First Street, **in all** 274.01 feet to a point in a chain link fence line for the most westerly northwest corner of the herein described tract, same being the southwest corner of 0.400 acres described in a deed from Billy D. Murphy and Kathleen K. Murphy to Shawn R. Smith, dated September 16, 2017, and recorded in Volume 2119, Page 414 of the said Official Records, and being in the approximate centerline of First Street;

THENCE N 89° 39' 04" E 63.29 feet, with the south line of the said 0.400 acres, to a ½ inch iron rod found with cap stamped "RPLS 5774" for an exterior corner of the herein described tract, same being the southeast corner of the said 0.400 acres, and being the southwest corner of 1.723 acres described in a deed from Billy D. Murphy and Kathleen K. Murphy to Shawn R. Smith, dated September 16, 2017, and recorded in Volume 2119, Page 414 of the said Official Records;

THENCE S 89° 43' 27" E 164.68 feet, with the most westerly south line of the said 1.723 acres, to a ½ inch iron rod found with cap stamped "RPLS 5774" for an interior corner of the herein described tract, same being an exterior corner of the said 1.723 acres;

THENCE N 63° 13' 20" E, with the most easterly south line of the said 1.723 acres, at 74.23 feet pass a ⅝ inch iron rod found, **in all** 147.37 feet to a point in the center of a dry creek bed, same being an interior corner of the herein described tract, and being the southeast corner of the said 1.723 acres;

THENCE with the easterly lines of the said 1.723 acres and the centerline of a dry creek bed as follows:

- | | | | |
|--------------------|------------|--------------------|------------|
| 1. N 72° 42' 15" W | 11.76 feet | 2. N 36° 16' 52" W | 47.59 feet |
| 3. N 04° 18' 54" W | 31.90 feet | 4. N 39° 51' 38" E | 30.33 feet |
| 5. N 34° 54' 28" E | 51.24 feet | 6. N 07° 51' 10" E | 58.15 feet |

to a 6 inch by 6 inch fence post found for the most northerly northwest corner of the herein described tract on the south line of a tract of land described in a deed from Citizens State Bank to the City of Corrigan, Texas, dated May 28, 1941, and recorded in Volume 129, Page 152 of the Deed Records of Polk County, same being the northeast corner of the said 1.723 acres;

THENCE S 85° 26' 22" W 61.60 feet, with the south line of the said City of Corrigan tract, to a ½ inch iron rod set for the northeast corner of the herein described tract, same being the most westerly northwest corner of 4.543 acres described in a deed from Dewayne Durham to George Mercer and Tammy Mercer, dated May 22, 2020, and recorded in Volume 2263, Page 567 of the said Official Records;

THENCE S 00° 45' 24" E 479.41 feet, with the most southerly west line of the said 4.543 acres and on a line crossing Dry Creek, to a ½ inch iron rod set for the southeast corner of the herein described tract on the north right-of-way line of U. S. Highway 287 (also known as Second Street), same being the southwest corner of the said 4.543 acres;

THENCE S 89° 42' 27" W 113.41 feet, with the north right-of-way line of U. S. Highway 287 and on a line crossing Dry Creek, to a ¾ inch iron rod found for an exterior corner of the herein described tract at a right-of-way width transition point, same being on the side of the northwesterly lower bank of the Dry Creek;

THENCE N 01° 06' 15" E 44.18 feet, with the north right-of-way line of U. S. Highway 287, to a concrete monument found for an interior corner of the herein described tract;

THENCE S 89° 41' 39" W 294.67 feet, with the north right-of-way line of U. S. Highway 287, to a point within the limits of a pond for an interior corner of the herein described tract, same being a width transition point in the said north right-of-way line;

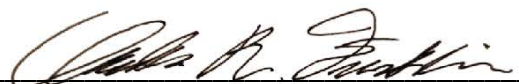
THENCE S 00° 17' 25" E 94.16 feet, with the north right-of-way line of U. S. Highway 287 and on a line within the limits of a pond, to a point on the said north right-of-way line for an exterior corner of the herein described tract;

THENCE S 89° 42' 50" W 33.35 feet, with the north right-of-way line of U. S. Highway 287, to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.619 ACRES OF LAND.**

The bearings recited herein are based on deed call. All corners referred to as "½ inch iron rod set" have a cap stamped "Firm #10128800". This description was prepared from an actual survey made on the ground under my supervision during August and September of 2025.

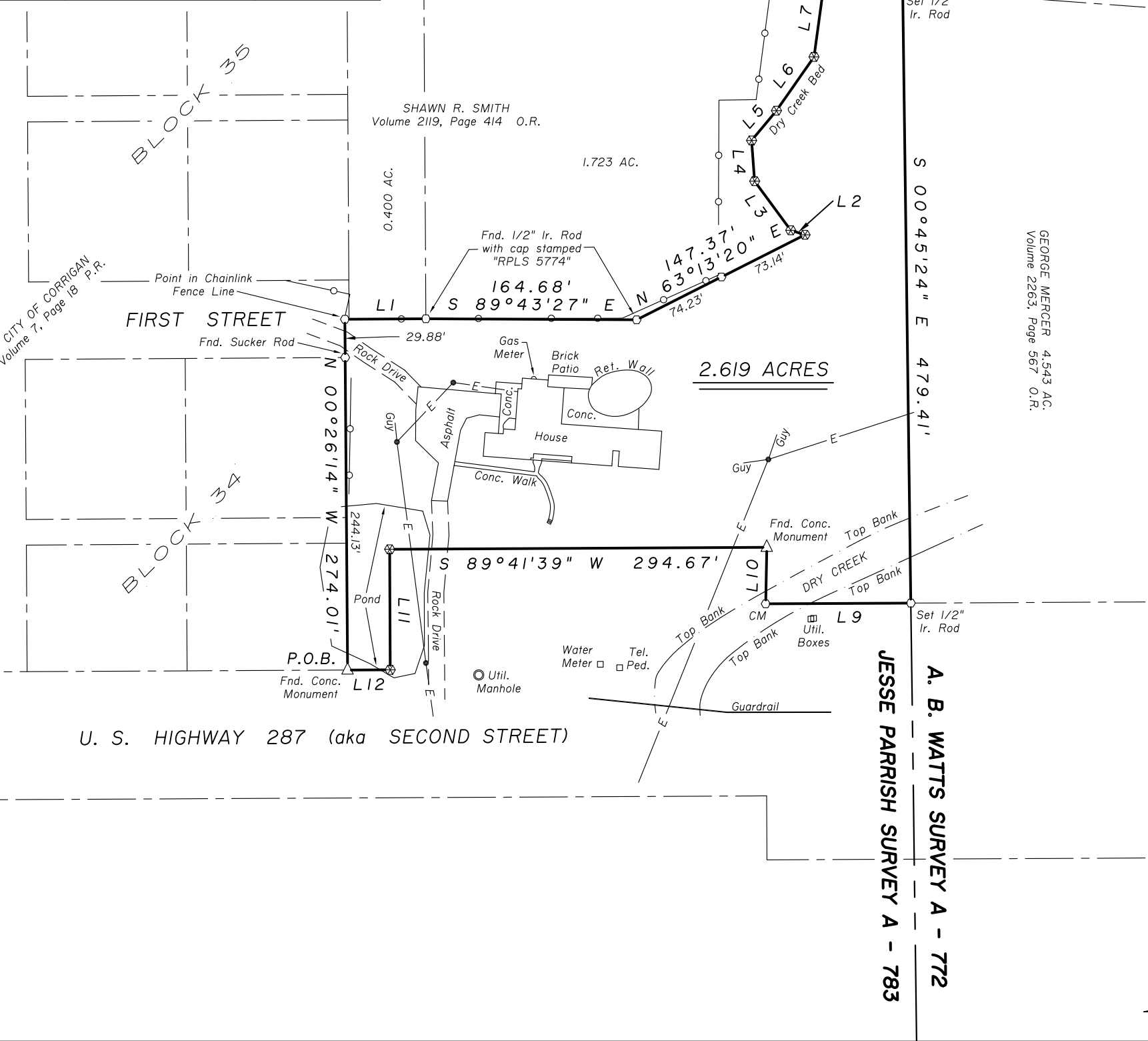
LIVINGSTON SURVEYING & MAPPING CORPORATION
LIVINGSTON, TEXAS

By:


CHARLES R. FRANKLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1958
FIRM REGISTRATION NO. 10128800



LINE	BEARING	DISTANCE
L1	N 89°39'04" E	63.29'
L2	N 72°42'15" W	11.76'
L3	N 36°16'52" W	47.59'
L4	N 04°18'54" W	31.90'
L5	N 39°51'38" E	30.32'
L6	N 34°54'28" E	51.24'
L7	N 07°51'10" E	58.15'
L8	S 85°26'22" E	61.60'
L9	S 89°42'27" W	113.41'
L10	N 01°06'15" E	44.18'
L11	S 00°17'25" E	94.16'
L12	S 89°42'50" W	33.35'



BEARINGS ARE BASED ON DEED CALL.

CM DENOTES CONTROLLING MONUMENT.

-O- DENOTES 5/8" IRON ROD FOUND, EXCEPT AS NOTED.

⊗ DENOTES POINT.

-E- DENOTES ELECTRIC LINE.

-O- DENOTES FENCE LINE.

NOTES:

- ANY ADDRESS SHOWN IS FOR REFERENCE PURPOSES ONLY.
- UTILITY EASEMENTS TO ENTERGY GULF STATES, INC. (TEXAS) ARE 26' IN WIDTH; VOLUME 1174, PAGE 45 DOES NOT HAVE A DESCRIPTION TO PLOT; VOLUME 2270, PAGE 916 HAS AN ILLEGIBLE EXHIBIT.
- EASEMENTS WITHOUT DESCRIPTIONS MAY AFFECT THIS PROPERTY AND CANNOT BE PLOTTED.
- SURVEY WAS PERFORMED IN CONJUNCTION WITH TITLE COMMITMENT (GF No. 25004338-63) ISSUED ON 6/16/25 BY FIRST AMERICAN TITLE GUARANTY (THROUGH TRULY TITLE) WITH AN EFFECTIVE DATE OF 5/30/25. NO ADDITIONAL RESEARCH FOR EASEMENTS OR ENCUMBRANCES HAS BEEN PERFORMED BY LIVINGSTON SURVEYING & MAPPING.

OWNER:
ANDREI LORILLA
406 EAST 2ND STREET
CORRIGAN, TX 75939

SURVEY PLAT SHOWING

2.619 ACRES OF LAND SITUATED IN THE JESSE PARRISH SURVEY, A-783, POLK COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 2.591 ACRE TRACT DESCRIBED IN A DEED FROM MARK BYRON ANDERSON AND MICHAEL DAVID ANDERSON TO ANDREI LORILLA, DATED APRIL 25, 2022, AND RECORDED IN VOLUME 2412, PAGE 74 OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS.

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

I, CHARLES R. FRANKLIN, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1958, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT, AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY IA, CONDITION 3, LAND TITLE SURVEY, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: AUGUST AND SEPTEMBER, 2025

BY: 
CHARLES R. FRANKLIN, R.P.L.S. No. 1958, TEXAS
FIRM REGISTRATION No. 10128800



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