

NOTES

- This survey was done in conjunction with title commitment G.F. No. 2025-1677, dated July 03, 2025, provided by Commonwealth Land Title Insurance Company. This Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
- Restrictive covenants as recorded in Volume 473, Page 148 et seq., Deed Records, and Volume 810, Page 815 et seq., Volume 812, Page 121 et seq., Volume 1570, Page 356 et seq., Volume 1844, Page 612 et seq., Volume 1844, Page 921 et seq., Volume 1897, Page 263 et seq., Volume 1979, Page 738 et seq., Volume 1979, Page 751 et seq., Volume 1979, Page 759 et seq., Management Certificate recorded in Volume 2059, Page 661 et seq., Volume 2425, Page 346 et seq., Volume 2435, Page 15 et seq., and Volume 2485, Page 801 et seq., Official Records, Polk County, Texas.
- According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48373C0450C, dated September 03, 2010, this tract DOES NOT lie within Zone "A" or Zone "AE".

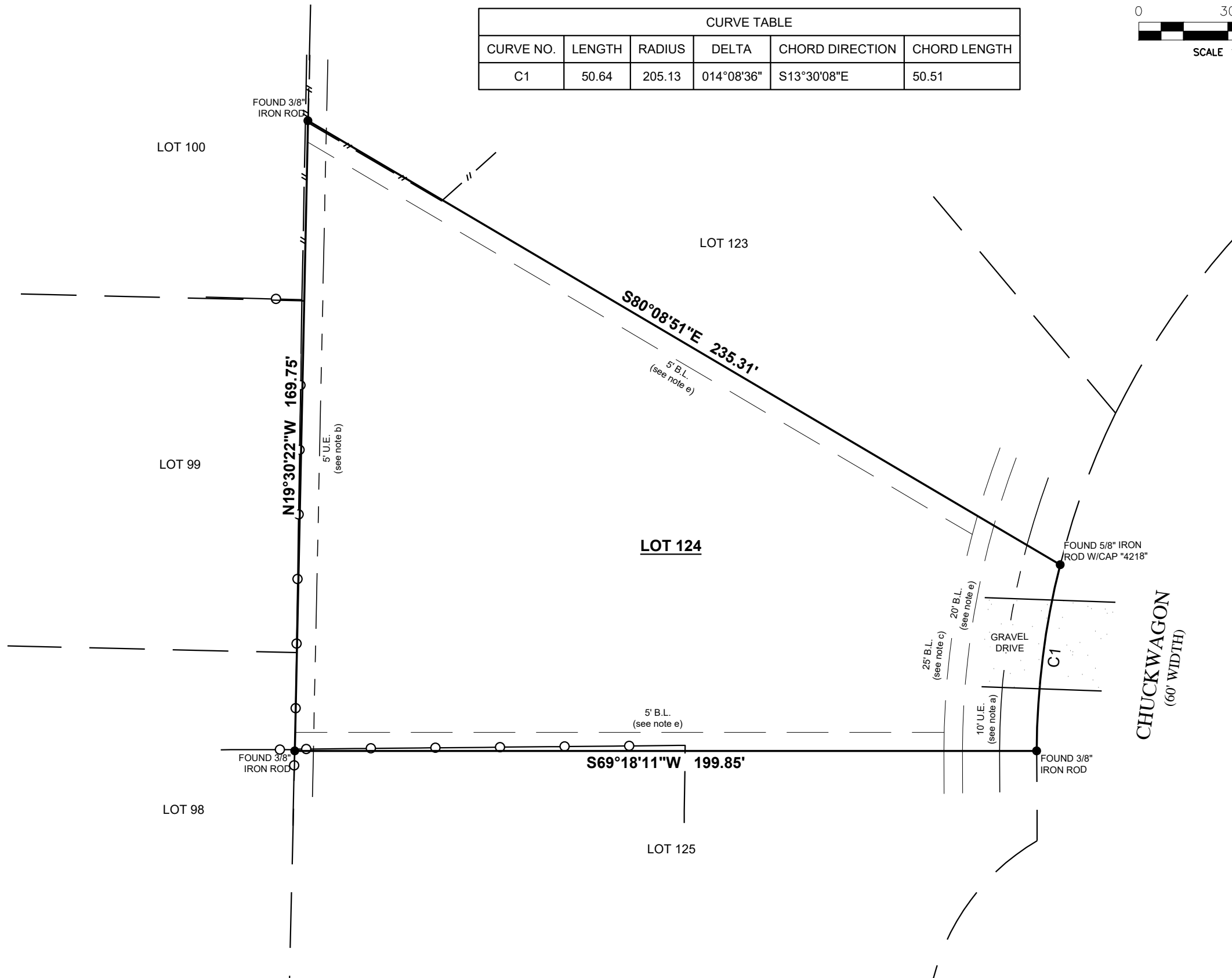
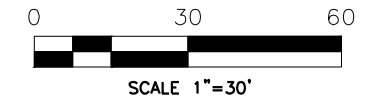
NOTES CORRESPONDING TO SCHEDULE B OF COMMITMENT

- Ten (10') foot utility easement across front of lot as shown on plat of Texas Landing subdivision recorded in Volume 9, Pages 23-24, Plat Records, Polk County, Texas.
- Five (5') foot utility easement across rear of lot as shown on plat of Texas Landing subdivision recorded in Volume 9, Pages 23-24, Plat Records, Polk County, Texas.
- Twenty-Five (25') foot building set back across front of lot as shown on plat of Texas Landing subdivision recorded in Volume 9, Pages 23-24, Plat Records, Polk County, Texas.
- Unobstructed aerial utility easement five (5') feet wide from a plane fifteen (15') feet above the ground upward, located adjacent to easements as set forth in Restrictions recorded in Volume 473, Page 148 et seq., Deed Records, Volume 1570, Page 356 et seq., Volume 1844, Page 921 et seq., Volume 1897, Page 263 Official Records, Polk County, Texas.
- Twenty (20') foot building setback from any platted road and five (5') foot building setback from any side line, as set forth in Restrictions recorded in Volume 473, Page 148 et seq., Deed Records, Volume 1570, Page 356 et seq., Volume 1844, Page 921 et seq., Volume 1897, Page 263 et seq., Official Records, Polk County, Texas.
- Right of Way Easement dated March 29, 1973, executed by Gary Eugene Morrison et al to Sam Houston Electric Cooperative, Inc., recorded in Volume 278, Page 419 et seq., Deed Records of Polk County, Texas. (unable to field locate)
- Flowage Easement dated April 21, 1975, executed by Gary Eugene Morrison to Trinity River Authority, recorded in Volume 307, Page 713 et seq., Deed Records of Polk County, Texas. (unable to field locate)
- Channel or drainage easements dated June 20, 1968 from E. G. Morrison to the County of Polk, recorded in Volume 230, Page 430 et seq., Deed Records, Polk County, Texas. (unable to field locate)
- Underground service easement granted to Sam Houston Electric Cooperative, Inc. from First Texas Equities, Inc. as set out in instrument dated October 22, 1986, recorded in Volume 576, Page 735 et seq., Official Records of Polk County, Texas.

LEGEND

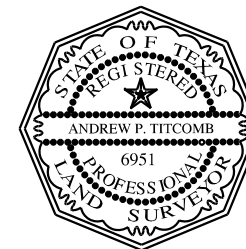
- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- OHE— OVERHEAD ELECTRIC WIRE
- CHAIN LINK FENCE
- //— WOOD FENCE

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	50.64	205.13	014°08'36"	S13°30'08"E	50.51



SURVEY MADE FOR: Prevalent Home Builders
JOB NUMBER: 25416_R0
DATE: 07/30/2025
FIELD CREW: KB
OFFICE: BR, AW, AT

SURVEY OF: LOT 124, OF TEXAS LANDING SUBDIVISION, A SUBDIVISION IN POLK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGES 9-10 AND VOLUME 9, PAGES 23-24, OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on July 29, 2025; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

CHUCKWAGON
LIVINGSTON, TEXAS 77351

TC SURVEY & MAPPING
9711 MASON RD. STE. 125 #416
RICHMOND, TEXAS 77407
PHONE (832) 600-2510
atitcomb@tcsurveyandmapping.com
TBPELS Firm 10194775