

LINE	BEARING	DISTANCE
L1	S 81°39'07" W	13.28'
L2	S 71°36'11" W	36.23'
L3	S 71°42'47" W	102.02'
L4	S 74°55'11" W	50.97'
L5	S 80°36'29" W	32.62'
L6	S 87°55'41" W	42.97'
L7	N 86°02'53" W	31.84'
L8	N 78°06'15" W	76.68'
L9	N 68°16'26" W	32.59'
L10	N 63°26'55" W	60.32'

CALLED 246 ACRES
E. E. COCHRAN
VOL. 146, PG. 591 D.R.P.C.T.
MARCH 17, 1950
(NO SUBSEQUENT DEED FOUND)

SURVEY FOR LANCE CLAY AND ANDREA CLAY OF 10.423 ACRES IN THE AUGUSTIN VIESCA SURVEY, ABSTRACT 77, POLK COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED AS 10.440 ACRES IN A GENERAL WARRANTY DEED FROM KENNETH R. HAYES TO PATRICIA DEWITT, AS RECORDED IN VOLUME 2062, PAGE 857 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS, AND FULLY DESCRIBED IN A DEED TO VETERANS LAND BOARD OF THE STATE OF TEXAS, AS RECORDED IN VOLUME 548, PAGE 29 OF THE DEED RECORDS OF POLK COUNTY, TEXAS; AND BEING TRACT 29 OF SECTION 1 OF SOUTHLAND PLANTATION AS SHOWN ON A PLAT AS RECORDED IN VOLUME 9 PAGES 31-51 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.

SCHEDULE B ITEMS AS PER POLK COUNTY ABSTRACT, INC.:
EFFECTIVE DATE: FEBRUARY 17, 2023 8:00 AM
ISSUED DATE: MARCH 9, 2023 10:13 AM
GF NO. 202356006

ALL STREETS, EASEMENTS, RIGHTS OF WAY, ROADWAYS, WATER LINES, SEWERAGE LINES, BUILDING LINES, AND UTILITY LINES AS SHOWN BY PLAT RECORDED IN VOLUME 9, PAGES 31-51, PLAT RECORDS, POLK COUNTY, TEXAS. [SHOWN]

RESERVATION OF A 20 FOOT HIGHWAY ON ANY BOUNDARY LINE AS SET FORTH IN DOCUMENT DATED MARCH 28, 1927, EXECUTED BY FRANK BROMLEY ET UX TO JOHN W. GOFF, RECORDED IN VOLUME 82, PAGE 338 ET SEQ., DEED RECORDS OF POLK COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. [DOES NOT CROSS]

RESERVATION OF A 20 FOOT HIGHWAY ON ANY BOUNDARY LINE AS SET FORTH IN DOCUMENT DATED DECEMBER 16, 1927, EXECUTED BY FRANK BROMLEY ET UX TO [IDA V. HUBBARD, ET AL], RECORDED IN VOLUME 85, PAGE 334 ET SEQ., DEED RECORDS OF POLK COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. [SHOWN]

ROAD EASEMENT GRANTED TO COUNTY OF POLK BY ST. REGIS PAPER COMPANY BY INSTRUMENT DATED MAY 12, 1980, RECORDED IN VOLUME 387, PAGE 558, DEED RECORDS, POLK COUNTY, TEXAS. [SHOWN]

EASEMENT DATED AUGUST 2, 1984, EXECUTED BY SOUTHLAND PLANTATION TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 498, PAGE 692 ET SEQ., OFFICIAL RECORDS OF POLK COUNTY, TEXAS. TITLE TO INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. [DOES NOT CROSS: CAPPS ROAD DOES NOT APPEAR TO BE IN THIS DOCUMENT, BUT SIMILAR EASEMENTS ARE SHOWN FOR CAPPS ROAD ACCORDING TO THE RECORDED PLAT. SHOWN ON PLAT.]

EASEMENT DATED AUGUST 1, 2017, EXECUTED BY PATRICIA DEWITT TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2115, PAGE 993 ET SEQ., OFFICIAL RECORDS OF POLK COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. [NOT DEFINED. THIS FOLLOWS AN UNDERGROUND LINE AS BUILT. THE SERVICE POLE AND ELECTRIC METER ARE SHOWN.]

SECTION 1
TRACT 30
ROBERT D. CROWSON AND
WIFE, KAREN D. CROWSON
VOL. 871, PG. 634
O.P.R.P.C.T.
NOVEMBER 30, 1992

NO UNDERGROUND UTILITIES OR APPURTENANCES WERE LOCATED FOR THIS SURVEY

BEARINGS, DISTANCES, AND AREAS ARE BASED ON GRID COORDINATES IN THE NAD83(2011) DATUM TEXAS CENTRAL ZONE 4203, WITH A CONVERGENCE ANGLE OF 2.827 DEGREES AND A COMBINED SCALE FACTOR OF 0.99989147.

THIS IS TO CERTIFY THAT I, WILLIAM M. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6351 OF THE STATE OF TEXAS, HAVE MADE AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HERE ON AND PREPARED THIS PLAT OF SAME. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME ON MARCH 20, 21, 22 AND 28, 2023, AND THAT THIS IS A CATEGORY 1A SURVEY, GIVEN UNDER MY HAND THIS THE 30TH DAY OF MARCH, 2023.

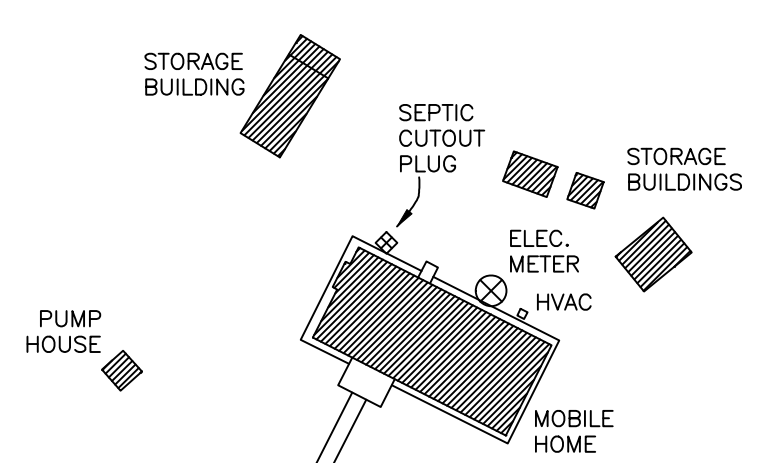
WILLIAM M. WATSON, RPLS #6351

**AUGUSTIN VIESCA SURVEY
A-77
SOUTHLAND PLANTATION
SECTION 1**

10.423 ACRES (CALLED 10.44 ACRES)
(0.331 ACRES IN EAST CAPPS ROAD)
SOUTHLAND PLANTATION
SECTION 1 TRACT 29

SECTION 1
TRACT 28
RICHARD LEWIS
VOL. 2468, PG. 74
O.P.R.P.C.T.
JANUARY 27, 2023
VOL. 1958, PG. 469
O.P.R.P.C.T.
AUGUST 1, 2014
VOL. 1888, PG. 504
O.P.R.P.C.T.
MARCH 20, 2013

1 INCH = 50 FEET



- LEGEND
- IRON ROD
 - CONCRETE MONUMENT
 - ▲ T-POST
 - FENCE CORNER POST
 - ⊙ POWER POLE
 - ⊗ UTILITY
 - ⊕ SEPTIC CUT-OUT PLUG
 - BOUNDARY LINE
 - - - ADJOINER LINE
 - EDGE OF ROAD
 - EASEMENT LINE
 - ADDITIONAL EASEMENT LINE
 - * - * - * - FENCE
 - E - E - E - POWERLINE

IRF: IRON ROD FOUND
CON MON: CONCRETE MONUMENT
5/8" IRS: 5/8" IRON ROD SET WITH BLUE CAP MARKED "WATSON RPLS 6351"

Watson Surveying & GIS Services, L.L.C.
Firm No. 10194598
(936) 327-5555
209 E. Denham St., Livingston, TX 77351
www.watsonsurveying.net

10.423 Acres
Augustin Viesca Survey A-77
Southland Plantation
Section 1 Tract 29
Polk County, Texas