

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

CM DENOTES CONTROLLING MONUMENT.

-E- DENOTES ELECTRIC LINE.

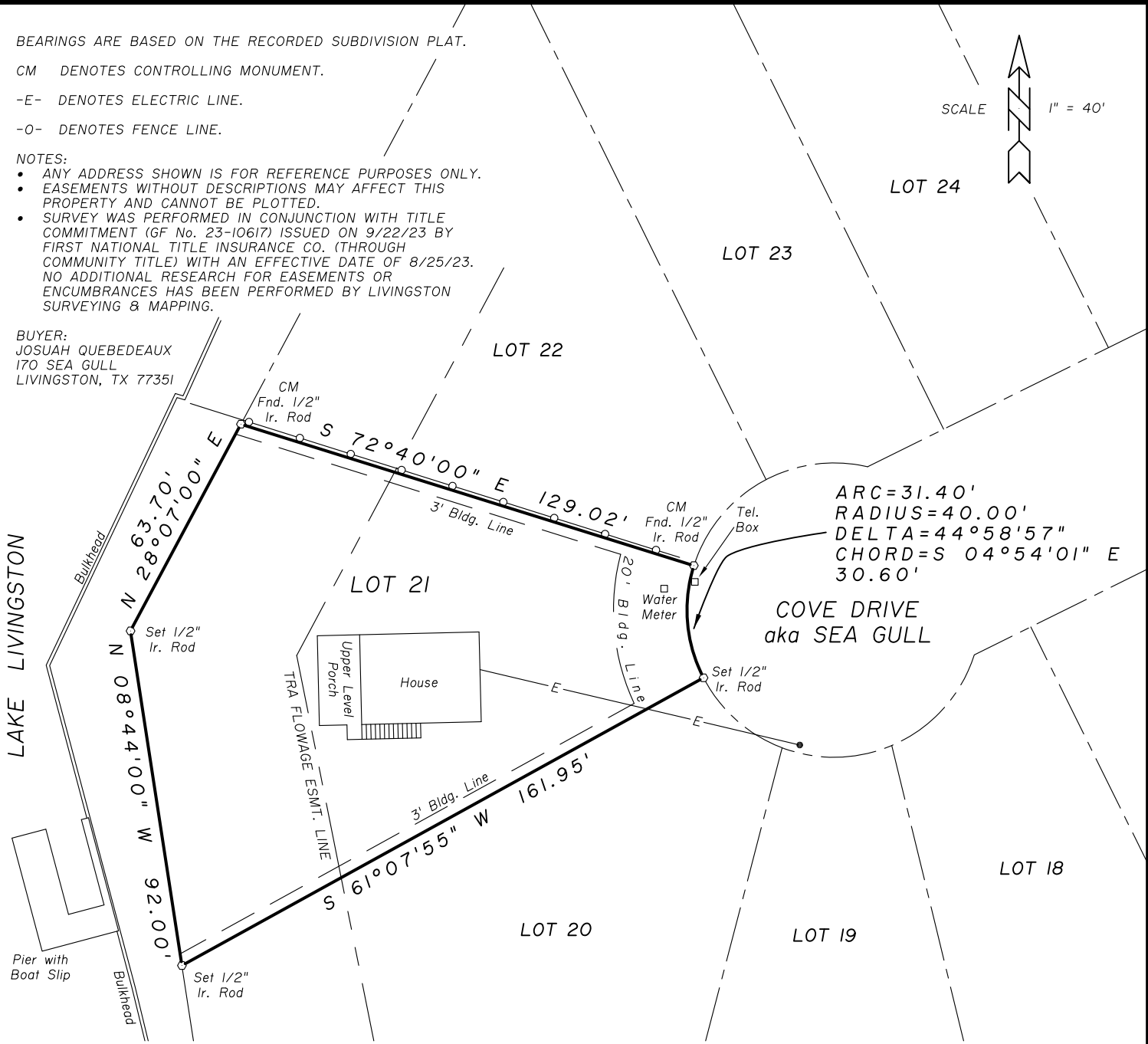
-O- DENOTES FENCE LINE.

NOTES:

- ANY ADDRESS SHOWN IS FOR REFERENCE PURPOSES ONLY.
- EASEMENTS WITHOUT DESCRIPTIONS MAY AFFECT THIS PROPERTY AND CANNOT BE PLOTTED.
- SURVEY WAS PERFORMED IN CONJUNCTION WITH TITLE COMMITMENT (GF No. 23-10617) ISSUED ON 9/22/23 BY FIRST NATIONAL TITLE INSURANCE CO. (THROUGH COMMUNITY TITLE) WITH AN EFFECTIVE DATE OF 8/25/23. NO ADDITIONAL RESEARCH FOR EASEMENTS OR ENCUMBRANCES HAS BEEN PERFORMED BY LIVINGSTON SURVEYING & MAPPING.

BUYER:
JOSUAH QUEBEDEAUX
170 SEA GULL
LIVINGSTON, TX 77351

SCALE 1" = 40'



SURVEY PLAT SHOWING

LOT TWENTY-ONE (21), BLOCK NINE (9) OF LAKE LIVINGSTON ESTATES SECTION FOUR (4), A SUBDIVISION IN THE ELIJAH RATCLIFF SURVEY, A-65, POLK COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 1 OF THE PLAT 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: OCTOBER 17, 2023

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



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