

BEARINGS ARE BASED AS SHOWN HEREON.

CM DENOTES CONTROLLING MONUMENT.

-X- DENOTES CHAIN LINK FENCE.

-E - DENOTES ELECTRIC LINE.

-T - DENOTES TELEPHONE LINE.

NOTE: THIS SURVEY DOES NOT CERTIFY TO ANY PROPERTY ADDRESS.

BUYERS:

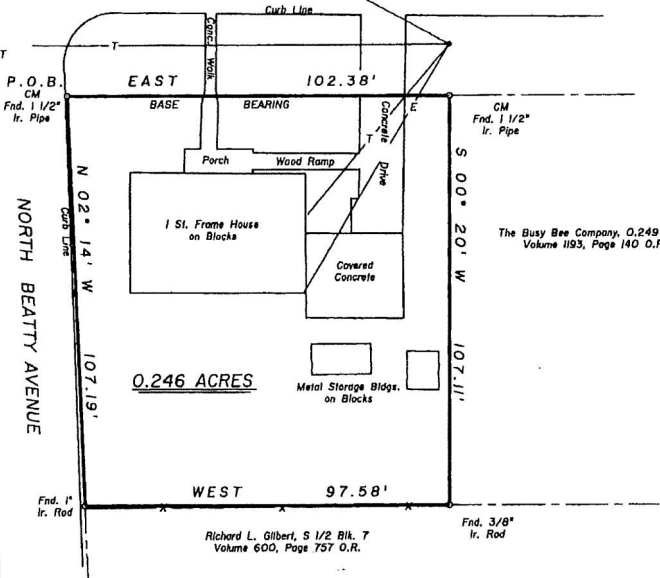
MARK J. NYE and wife,
JANE L. NYE
211 WEST SHERMAN STREET
LIVINGSTON, TEXAS

Curb Line

SCALE 1" = 30'

WEST SHERMAN STREET

E-T



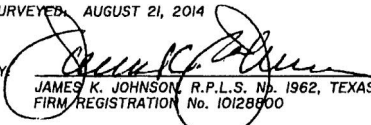
SURVEY PLAT SHOWING

LOT TWO (2), BLOCK SEVEN (7) OF THE CITY OF LIVINGSTON, M.L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME B-D, PAGE 215 OF THE PLAT RECORDS OF SAID POLK COUNTY, TEXAS AND BEING THE SAME AS THAT CERTAIN TRACT CONVEYED FROM RICHARD KEITH GAMBLE AND CARL ALLEN GAMBLE TO CHARLES RUSSELL WHITAKER AND SHELIA WHITAKER BY DEED RECORDED IN VOLUME 1739, PAGE 871 OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS.

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

I, JAMES K. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1962, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT OF WAYS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED, AUGUST 21, 2014

BY 
JAMES K. JOHNSON, R.P.L.S. No. 1962, TEXAS
FIRM REGISTRATION No. 10128600



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"METES & BOUNDS" DESCRIPTION
M. L. CHOATE SURVEY, A-15
POLK COUNTY, TEXAS
0.246 ACRE
Mark Nye

FIELDNOTES TO 0.246 ACRE OF LAND AS SITUATED IN THE M. L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS, AND BEING KNOWN AS LOT 2, BLOCK 7 OF THE CITY OF LIVINGSTON AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME B-D, PAGE 215 OF THE PLAT RECORDS AND ALSO BEING THE SAME AS THAT CERTAIN TRACT CONVEYED FROM RICHARD KEITH GAMBLE AND CARL ALLEN GAMBLE TO CHARLES RUSSELL WHITAKER AND SHIELA WHITAKER BY DEED RECORDED IN VOLUME 1739, PAGE 871 OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS. SAID 0.246 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1½ inch iron pipe found for the northwest corner of this, of said Lot 2 and of said Block 7 and being at the intersection of the east right of way of North Beatty Avenue with the south right of way of West Sherman Street;

THENCE: EAST 102.38 Ft., with said south right of way and with the north lines of Block 7, to a 1½ inch iron pipe found for the northeast corner of this tract, same being the northwest corner of The Busy Bee Company 0.249 acre tract recorded in Volume 1193, Page 140 of said official records;


THENCE: S 00° 20' W 107.11 Ft., with the west line of said 0.249 acre to its southwest corner, a ¾ inch iron rod found for the southeast corner of this tract on the north line of the Richard Gilbert south one-half of Block 7 as recorded in Volume 600, Page 757 of said official records;

THENCE: WEST 97.58 Ft., with the north line of said Gilbert tract to its northwest corner, a 1 inch iron rod found for the southwest corner of this tract on the east right of way of North Beatty Avenue;

THENCE: N 02° 14' W 107.19 Ft., with said east right of way to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.246 ACRE OF LAND.**

The bearings recited herein are based on deed call of the north line of this tract. All corners referred to as "½ inch iron rod set" have a cap stamped "LSMC PLS 1962". This description was prepared from an actual survey made on the ground under my supervision on August 21, 2014.

LIVINGSTON SURVEYING & MAPPING CORPORATION
LIVINGSTON, TEXAS

BY: 
JAMES K. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1962
FIRM REGISTRATION NO. 10128800

