

**SURVEY OF
TRACT 50**

SOUTHLAND PLANTATION SECTION 1

LOCATED IN THE A VIESCA SURVEY, ABSTRACT NO. A-71
 BASED ON THE PLAT THEREOF RECORDED IN
 VOLUME/CABINET 9 PAGE / SHEET 33 OF
 THE PLAT RECORDS POLK COUNTY, TEXAS
 REF: GARNES G.F. TX1141312CR DATE: FEB. 11, 2024
 TO DEBRA CARNES & WESTCOR LAND TITLE INSURANCE COMPANY.
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE
 BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT
 THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS,
 OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

MICHAEL WARREN R.P.L.S. # 4935

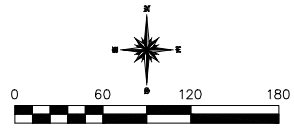


- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM WESTCOR LAND TITLE INSURANCE COMPANY (G.F. No. TX1141312CR) DATED JANUARY 3, 2024, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 6) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 7) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE.
- 8) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN.
- 9) PROPERTY SUBJECT TO 10' BLANKET EASEMENT AROUND POWER LINES & POLES AS RECORDED IN VOLUME 982, PAGE 179.



LINE & SYMBOL	LEGEND
1) IRP - IRON ROD FOUND	
2) BR - BRON ROD SET, CAPTIVE SURVEYOR	
3) BR - BUILDING LINE	
4) IR - UTILITY EASEMENT	
5) IR - TRUNKAGE EASEMENT	
6) AE - ACCESS EASEMENT	
7) CM - CONTROL MEASUREMENT	

- ⊕ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ⊞ GRATE INLET
- ⊙ GAS VALVE
- ⊕ WATER VALVE
- ⊙ LIGHT POLE
- ⊞ POWER POLE
- ⊞ ELECTRIC TRANS. BOX
- ⊞ FIRE HYDRANT
- ⊞ SANITARY SEWER
- ⊞ STORM SEWER
- ⊞ TELEPHONE PED
- ⊞ CABLE BOX/PED
- ⊞ FLAG POLE
- ⊞ FIBER OPTIC MARKER
- ⊞ TRAFFIC SIGNAL
- ⊞ PIPELINE MARKER
- ⊞ WATER METER
- ⊞ MANHOLE
- ⊞ METER POLE
- ⊞ SEPTIC



SOUTHLAND PLANTATION
 SECTION 1
 VOL. 9, PG. 33
 COUNTY PLAT RECORDS
 TRACT 51

COCHRAN FAMILY LIMITED PARTNERSHIP
 VOL. 1827, PG. 580
 COUNTY DEED RECORDS

