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TRINITY RIVER AUTHORITY OF TEXAS
FEE TRACT A-5 - 137.90 ACRES
Vol. 220, Pg. 449
POLK COUNTY DEED RECORDS

TRINITY RIVER AUTHORITY FLOWAGE EASEMENT
TRACT A-5 - 4.37 ACRES
AS DESCRIBED IN EASEMENT DATED
JANUARY 1967 FROM
LAKE LIVINGSTON, INC.
DOCUMENT NOT EXECUTED &
NOT FOUND RECORDED.
(OBTAIN A COPY OF DOCUMENT FROM
T.R.A. FILES AT LIVINGSTON OFFICE)

LONNIE WEATHERLY, Sr. and wife,
ELLA FAYE WEATHERLY
RESIDUE OF LOT 26
Vol. 419, Pg. 731
and LOTS 27 & 28
Vol. 331, Pg. 178
POLK COUNTY OFFICIAL RECORDS

LONNIE WEATHERLY, Sr. and wife,
ELLA FAYE WEATHERLY
0.013 Ac.
Vol. 945, Pg. 245
POLK COUNTY OFFICIAL RECORDS

ALBERT W. HORN and wife,
GERALDINE HORN
TRACT ONE - NORTHERN 8 ft. of LOT 18
Vol. 1074, Pg. 574
POLK COUNTY OFFICIAL RECORDS

LINE	BEARING	DISTANCE
L1	S 01°00'00" W	10.00'
L2	N 28°39'45" W	7.44'

NOTES

- BEARINGS FOR THIS SURVEY ARE BASED ON PLAT CALLS AS SHOWN ON RECORDED PLAT OF LAKE LIVINGSTON ESTATES, SECTION ONE (1).
- THIS PLAT ACCOMPANIES A FIELDNOTE DESCRIPTION OF THE 0.243 ACRE TRACT SURVEYED.
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES CHAIN LINK FENCE
- DENOTES WOOD PRIVACY FENCE
- DENOTES WOOD RAIL FENCE
- DENOTES SEPTIC TANK
- THIS PROPERTY IS SUBJECT TO A TEN (10) FT. WIDE EASEMENT FOR UNDERGROUND ELECTRIC GRANTED TO SAM HOUSTON ELECTRIC COOPERATIVE, INC. RECORDED IN VOL. 1046, PG. 587 OF THE POLK COUNTY OFFICIAL RECORDS AND LYING FIVE (5) FT. EACH SIDE OF THE CENTERLINE OF SAID ELECTRIC DISTRIBUTION LINE AS CONSTRUCTED.

PLAT OF SURVEY

SHOWING LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVENTEEN (17) AND THE SOUTH 42 FT. OF LOT EIGHTEEN (18), BLOCK SEVEN (7), SECTION ONE (1) OF LAKE LIVINGSTON ESTATES, A SUBDIVISION IN POLK COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 113 AND VOLUME 1, PAGE 126 OF THE POLK COUNTY PLAT RECORDS (DESCRIBED AS TRACT ONE IN DEED DATED NOVEMBER 9, 2012, FROM ROY T. WEAVER AND FRANCES J. WEAVER TO SCOTT G. BROWN AND WIFE, GAY LYNNE BROWN RECORDED IN VOLUME 1869, PAGE 389 OF THE POLK COUNTY OFFICIAL RECORDS) AND A 0.243 ACRE TRACT BEING PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), BLOCK SIX (6), SECTION ONE (1) OF SAID LAKE LIVINGSTON ESTATES, AND BEING DESCRIBED AS TRACT TWO IN SAID BROWN DEED.

○ SURVEYOR'S CERTIFICATE ○

I, EARLINE McLEOD, REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5774, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT SAME IS TRUE AND CORRECT, THAT THERE ARE NO APPARENT BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OF RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: NOVEMBER 5th, 2012
UPDATED: MARCH 18, 2021 to show new improvements located on Lots 3, 4, 5, 6, 17 and the south 42 ft. of Lot 18. No updates were done for the 0.243 acre tract.

JOHNSON and SONS
1435 Providence Rd
Livingston, Texas 77351
(936) 328-7039



EARLINE McLEOD, RPLS
No. 5774, TEXAS

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THIS SURVEY IS NOT TO BE REPRODUCED, ALTERED OR USED
FOR ANY TRANSACTION OTHER THAN AS STATED HEREON.