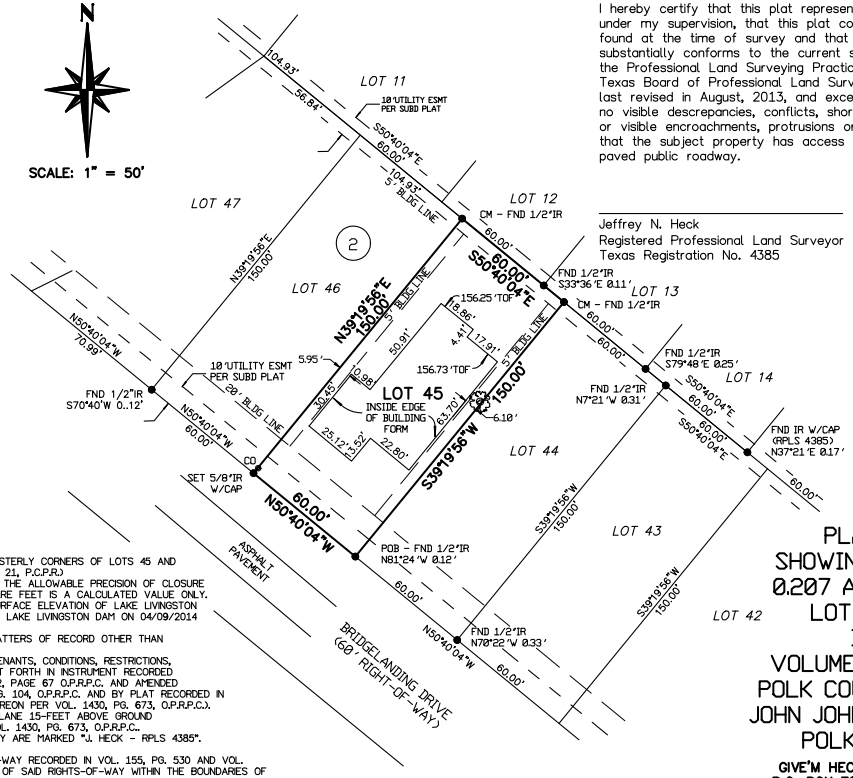
SUBJECT TRACT
LOT 45, BLOCK 1
BRIDGEVIEW
VOL. 9, PGS 20 AND 21, P.C.P.R.
0.207 ACRE (9,000 SQ.FT.)
OWNER:
TERRY D. TOLLEY, SR. &
WIFE, DELORES L. TOLLEY
VESTING DEED:
VOL. 1932, PG. 097
O.P.R.P.C.

N

SCALE: 1" = 50'



I hereby certify that this plat represents a survey made on the ground under my supervision, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current standards and specifications of the Professional Land Surveying Practices Act established by the Texas Board of Professional Land Surveying for boundary surveys, last revised in August, 2013, and except as shown hereon, there are no visible descrepancies, conflicts, shortages in area, or boundary conflicts or visible encroachments, protrusions or overlapping of improvements; and that the subject property has access to and from Bridgelanding Drive, a paved public roadway.

Jeffrey N. Heck
Registered Professional Land Surveyor
Texas Registration No. 4385

TABLE OF ABBREVIATIONS:
AC = AIR CONDITIONER
CM = CONTROLLING MONUMENT
CO = CLEANOUT (SANITARY SEWER)
CONC = CONCRETE
EM = ELECTRIC METER
FH = FIRE HYDRANT
FND = FOUND
GM = GAS METER
IR = IRON ROD
JB = JUNCTION BOX
O.P.R.P.C. = OFFICIAL PUBLIC RECORDS OF POLK COUNTY
P.C.D.R. = POLK COUNTY DEED RECORDS
P.C.P.R. = POLK COUNTY PLAT RECORDS
PG. = PAGE
P.O.B. = POINT OF BEGINNING
PP= POWER POLE
ROW = RIGHT-OF-WAY
TEL = TELEPHONE
TOF = TOP OF FORM
VOL. = VOLUME
WM = WATER METER

NOTES
1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED EASTERLY CORNERS OF LOTS 45 AND 46 IN BLOCK 2 AS SHOWN HEREON (VOL. 9, PGS. 20 & 21, P.C.P.R.)
2. THE AREA SHOWN HEREON IN ACRES IS COMPATIBLE WITH THE ALLOWABLE PRECISION OF CLOSURE FOR THIS SURVEY. THE AREA SHOWN HEREON IN SQUARE FEET IS A CALCULATED VALUE ONLY.
3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE SURFACE ELEVATION OF LAKE LIVINGSTON AS PROVIDED BY THE TRINITY RIVER AUTHORITY AT THE LAKE LIVINGSTON DAM ON 04/09/2014 AT 1:30 PM.
3. SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY FOR MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION.
4. THIS TRACT IS SUBJECT TO ALL TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 495, PG. 693, O.P.R.P.C., ASSIGNED IN VOL. 1172, PAGE 67 O.P.R.P.C. AND AMENDED IN VOL. 1430, PG. 673, O.P.R.P.C., AND IN VOL. 1716, PG. 104, O.P.R.P.C. AND BY PLAT RECORDED IN VOL. 9, PGS. 20 & 21, P.C.P.R.. (BLDG LINES SHOWN HEREON PER VOL. 1430, PG. 673, O.P.R.P.C.).
5. THERE IS AN AERIAL EASEMENT 10-FEET WIDE FROM A PLANE 15-FEET ABOVE GROUND UPWARD ADJACENT TO ALL UTILITY EASEMENTS PER VOL. 1430, PG. 673, O.P.R.P.C..
9. ALL 5/8 INCH IRON RODS WITH CAPS SET BY THIS SURVEY ARE MARKED "J. HECK - RPLS 4385". UNLESS NOTED OTHERWISE
10. THIS TRACT MAY BE SUBJECT TO "BLANKET" RIGHTS-OF-WAY RECORDED IN VOL. 155, PG. 530 AND VOL. 148, PG. 616, P.C.D.R.. THERE IS NO VISIBLE EVIDENCE OF SAID RIGHTS-OF-WAY WITHIN THE BOUNDARIES OF THE SUBJECT TRACT.

PLAT OF SURVEY
SHOWING BUILDING FORMS
0.207 ACRE (9,000 SQ.FT.)
LOT 45 IN BLOCK 2
BRIDGEVIEW
VOLUME 9, PAGES 20 & 21
POLK COUNTY PLAT RECORDS
JOHN JOHNSON SURVEY, A-359
POLK COUNTY, TEXAS

GIVE'M HECK, INC. - FIRM NO. 10138800
P.O. BOX 78 HILLISTER, TX 77624-0078
(409) 331-0065

JOB NO. 880-001B2 MARCH 3, 2015