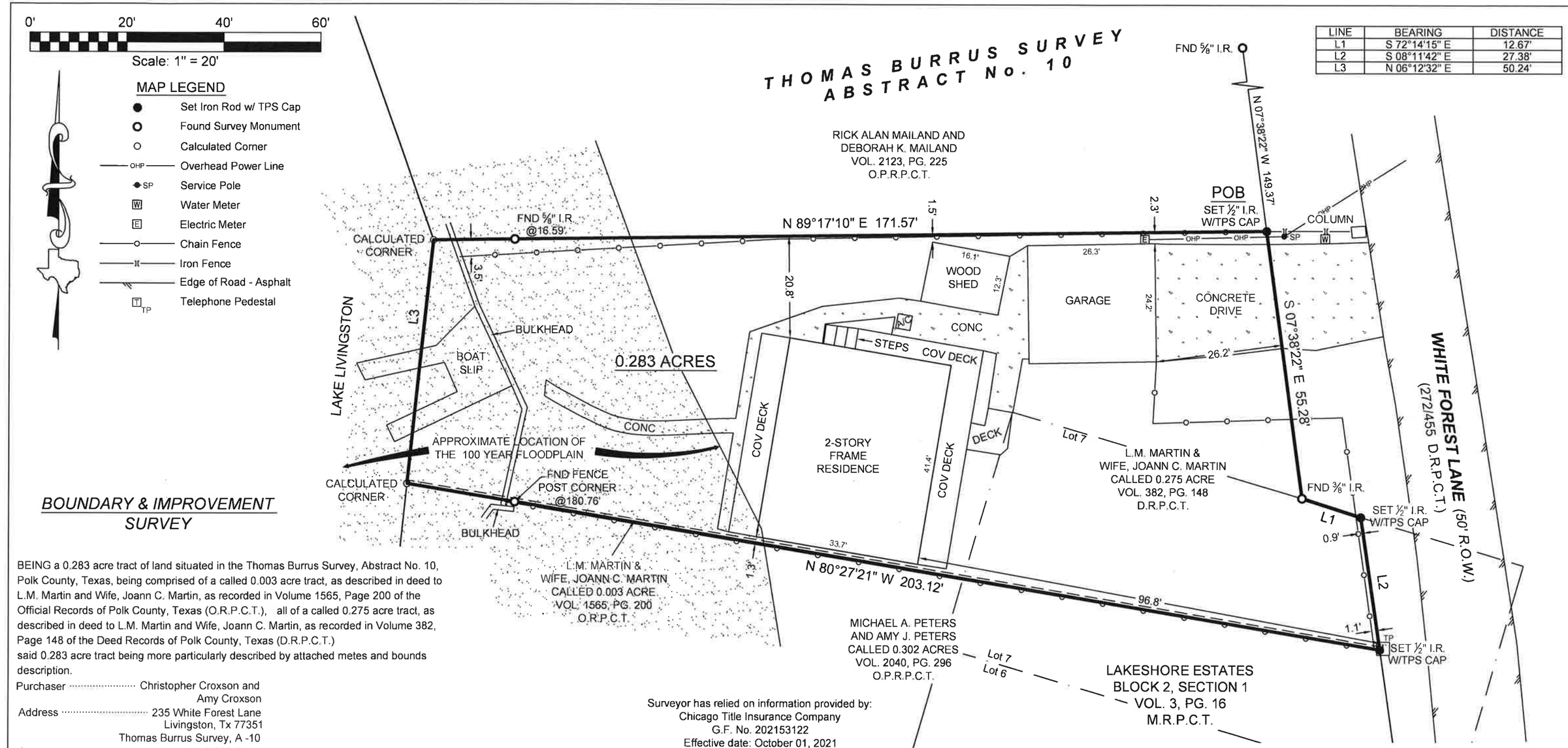


LINE	BEARING	DISTANCE
L1	S 72°14'15" E	12.67'
L2	S 08°11'42" E	27.38'
L3	N 06°12'32" E	50.24'

BOUNDARY & IMPROVEMENT SURVEY

BEING a 0.283 acre tract of land situated in the Thomas Burrus Survey, Abstract No. 10, Polk County, Texas, being comprised of a called 0.003 acre tract, as described in deed to L.M. Martin and Wife, Joann C. Martin, as recorded in Volume 1565, Page 200 of the Official Records of Polk County, Texas (O.R.P.C.T.), all of a called 0.275 acre tract, as described in deed to L.M. Martin and Wife, Joann C. Martin, as recorded in Volume 382, Page 148 of the Deed Records of Polk County, Texas (D.R.P.C.T.) said 0.283 acre tract being more particularly described by attached metes and bounds description.

Purchaser ..... Christopher Croxson and Amy Croxson
Address ..... 235 White Forest Lane Livingston, Tx 77351
Thomas Burrus Survey, A -10
Area ..... 0.283 Acres
Polk County, Texas

Job No.: C736-01
Scale: ..... 1" = 20'
Date: 10/21/2021
Drawn By: ..... TK
Field Crew: ..... RH/KH
Checked By: ..... MGG
Revised: ..... --/--/--

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

A portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No. 48373C0450C having an effective date of 9/03/2010.

Basis of Bearings:

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

Surveyor has relied on information provided by:
Chicago Title Insurance Company
G.F. No. 202153122
Effective date: October 01, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1) Franchise Agreement and Easement per Vol 246, Pg. 210 D.R.P.C.T. (Blanket)
2) Easement to Theron L. Moore per Vol. 272, Pg. 455 D.R.P.C.T. (Unable to Plot)
3) Easement to Lake Water Supply Corporation per Vol. 327, Pg 717 D.R.P.C.T. (Blanket)
4) Easement to Polk County, Texas per Vol. 329, Pg. 609 D.R.P.C.T. (Does affect)
5) Ordinances, statutes and regulations promulgated by The Trinity River Authority of Texas or any agency or political subdivision of the State of Texas or the Federal Government applicable to the herein described property, including but not limited to TRA Ordinance No. 0-20AAA per Vol. 657, Pg. 188 D.R.P.C.T. (Does Affect)
6) Flowage Easement to Trinity River Authority of Texas, per Vol. 234, Page 622 D.R.P.C.T. (Unable to Plot)
7) Flowage Easement to Trinity River Authority of Texas, per Vol. 269, Page 558 D.R.P.C.T. (Unable to Plot)
8) Joint Use Agreement between Louis M. Martin and Joann Martin and The Trinity River Authority of Texas, per Vol. 1748, Pg. 471 O.R.P.C.T. (Does Affect)

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524