NOTES

1. This survey was done without the benefit of a current Title Report and this Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48373C0450C, dated September 03, 2010, this tract DOES lie within Zone "A" or Zone "AE".

LEGEND

UE	UTILITY EASEMENT
BL	BUILDING SETBACK LINE
—OHE—	OVERHEAD ELECTRIC WIRE
—// —	WOOD FENCE
G	GAS PIPELINE MARKER
S	SEPTIC

0 80 160

SCALE 1"=80'

F.M. 3277
(100' WIDTH)

@ L=546.83' PASS
FOUND 1/2" IRON ROD

@ L=676.67' & 6.05' TO THE LEFT
PASS FOUND 5/8" IRON ROD

FOUND 1/2" IRON ROD
BEARS N07°47'57"E 1.41'

FOUND 5/8" IRON
ROD W/CAP "5368"

@ L=403.54' PASS
FOUND 1/2" IRON ROD

C1

L= 143.29'

L= 129.84'

L= 120.66'

L= 104.71'

L= 403.54'

CONC. DRIVE

SEE DETAIL

TRACT 1
CALLED 1.531 AC.

TRACT 2
CALLED 0.904 AC.

TRACT 3
CALLED 1.212 AC.

TRACT 4
CALLED 1.279 AC.

TRACT 5
CALLED 1.112 AC.

TRACT 6
CALLED 1.048 AC.

4.914 ACRES

N38°01'04"E
5.36'

FOUND CONC.
MONUMENT

C1

@ L=3.76' PASS
FOUND 5/8" IRON
ROD W/CAP

SET 5/8" IRON
ROD W/CAP

T.R.A. FLOWAGE EASEMENT

S38°01'04"W 143.83'

S28°57'10"W 584.49'

30' RADIUS
CHANNEL
EASEMENT

T.R.A. FLOWAGE EASEMENT

FOUND 5/8" IRON
ROD W/CAP "COOK"

@ L=286.84' PASS
FOUND 1/2" IRON ROD
BEARS S38°03'37"W 1.71'

N51°56'23"W 458.04'

ROLLINGROCK DRIVE
(60' WIDTH)

SHELTER COVE, SECTION 5
VOL. 6, PG. 3
P.R.P.C.T.

LOT LINE &
CENTERLINE OF A
30' CHANNEL EASEMENT

FOUND 1/2"
IRON ROD

L2

L1

UNABLE TO SET
DUE TO WATER

FOUND 4" CONC.
MONUMENT

DETAIL N.T.S.

Line Table		
Line No.	Bearing	Distance
L1	S 48°01'40" W	89.50'
L2	N 48°01'40" E	45.98'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	797.33	768.11	059°28'32"	N68°03'42"E	762.01

JOB NUMBER: 25307_TR1-4

DATE: 07/03/2025

FIELD CREW: KB

OFFICE: BR, AW, AT

SURVEY OF: TRACT 1, TRACT 2, TRACT 3, AND TRACT 4, OF TIMBERLAND COVE, A SUBDIVISION IN POLK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 11, OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
ANDREW P. TITCOMB
6951
PROFESSIONAL
LAND SURVEYOR

I, Andrew P. Titcomb, certify that this survey was performed under my supervision on June 20, 2025; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1b, Condition III Survey. This certifies only to easements and building lines shown on the recorded plat.

Andrew P. Titcomb

ANDREW P. TITCOMB, R.P.L.S. #6951

3850 F.M. 3277
LIVINGSTON, TEXAS 77351

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