

**SUBJECT TRACT**  
**LOT 1 - RESORT COUNTRY**  
**SECTION 1 - REPLAT**  
**VOLUME 6, PAGE 37, P.C.P.R.**  
**0.688 ACRE (29,959 SQ.FT.)**  
**OWNER:**  
**EUGENE L. TAYLOR &**  
**LUCY J. TAYLOR**  
**VESTING DEED:**  
**VOLUME 1411, PAGE 063**  
**OFFICIAL PUBLIC RECORDS**  
**OF POLK COUNTY**

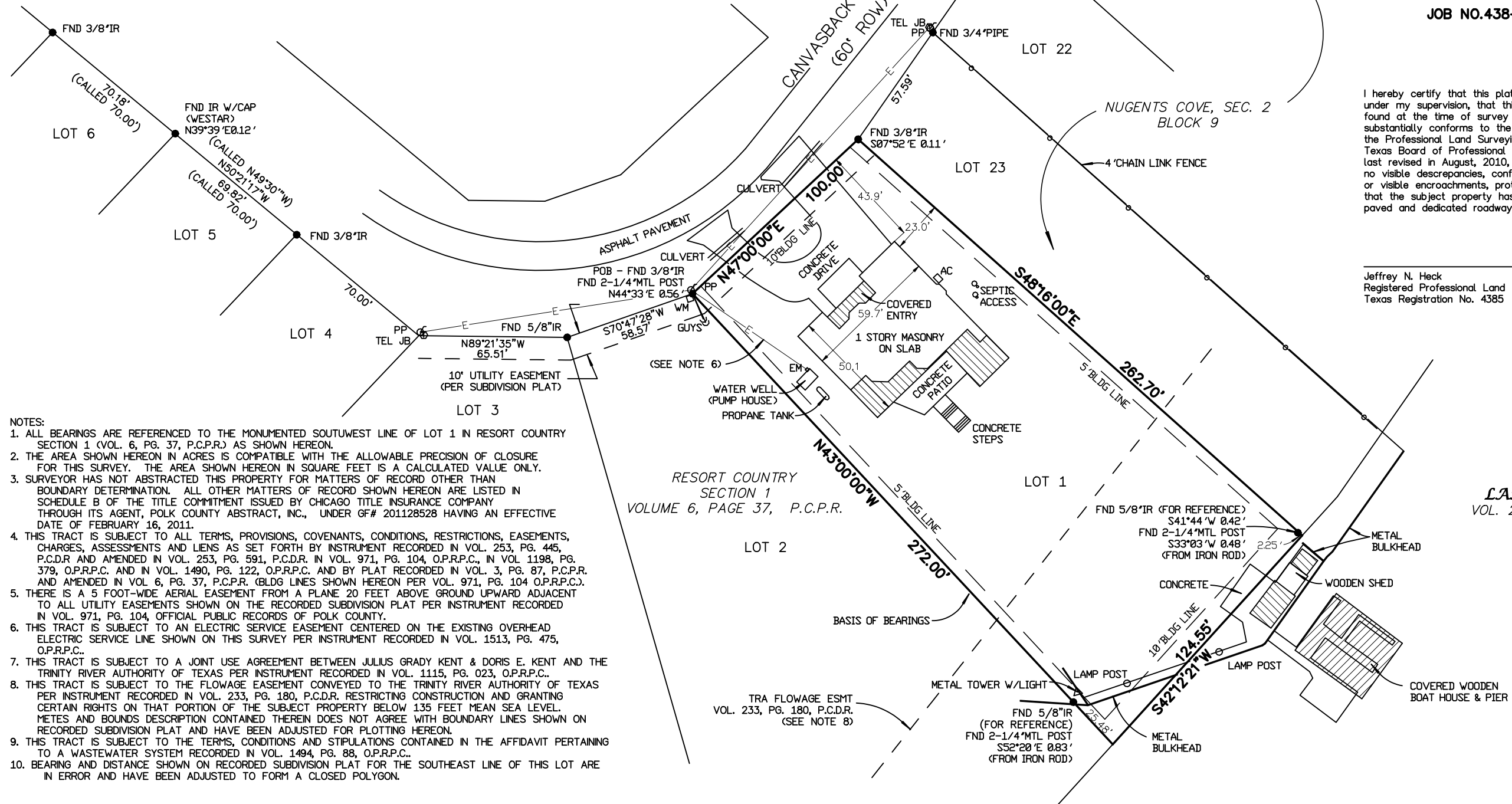
TABLE OF ABBREVIATIONS:  
 AC = AIR CONDITIONER  
 EM = ELECTRIC METER  
 FND = FOUND  
 IR = IRON ROD  
 JB = JUNCTION BOX  
 O.P.R.P.C. = OFFICIAL PUBLIC RECORDS OF POLK COUNTY  
 P.C.D.R. = POLK COUNTY DEED RECORDS  
 P.C.P.R. = POLK COUNTY PLAT RECORDS  
 PG. = PAGE  
 P.O.B. = POINT OF BEGINNING  
 PP = POWER POLE  
 ROW = RIGHT-OF-WAY  
 TEL = TELEPHONE  
 VOL. = VOLUME  
 WM = WATER METER

**PLAT OF SURVEY**  
**LOT 1**  
**RESORT COUNTRY, SEC. 1**  
**REPLAT**  
**VOLUME 6 PAGE 37**  
**POLK COUNTY PLAT RECORDS**  
**W. M. MOORES SURVEY, A-414**  
**POLK COUNTY, TEXAS**

**GIVE'M HECK, INC.**  
**P.O. BOX 78 HILLISTER, TX 77624-0078**  
**(409) 331-0065**  
**JOB NO.438-001B MARCH 15, 2011**

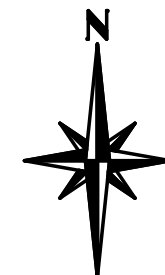
I hereby certify that this plat represents a survey made on the ground under my supervision, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current standards and specifications of the Professional Land Surveying Practices Act established by the Texas Board of Professional Land Surveying for boundary surveys, last revised in August, 2010, and except as shown hereon, there are no visible discrepancies, 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 Canvasback Cove, a paved and dedicated roadway.

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



- NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED SOUTHWEST LINE OF LOT 1 IN RESORT COUNTRY SECTION 1 (VOL. 6, PG. 37, P.C.P.R.) AS SHOWN HEREON.
  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. SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY FOR MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION. ALL OTHER MATTERS OF RECORD SHOWN HEREON ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY THROUGH ITS AGENT, POLK COUNTY ABSTRACT, INC., UNDER GF# 201128528 HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2011.
  4. THIS TRACT IS SUBJECT TO ALL TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS AS SET FORTH BY INSTRUMENT RECORDED IN VOL. 253, PG. 445, P.C.D.R. AND AMENDED IN VOL. 253, PG. 591, P.C.D.R. IN VOL. 971, PG. 104, O.P.R.P.C., IN VOL. 1198, PG. 379, O.P.R.P.C. AND IN VOL. 1490, PG. 122, O.P.R.P.C. AND BY PLAT RECORDED IN VOL. 3, PG. 87, P.C.P.R. AND AMENDED IN VOL. 6, PG. 37, P.C.P.R. (BLDG LINES SHOWN HEREON PER VOL. 971, PG. 104 O.P.R.P.C.).
  5. THERE IS A 5 FOOT-WIDE AERIAL EASEMENT FROM A PLANE 20 FEET ABOVE GROUND UPWARD ADJACENT TO ALL UTILITY EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT PER INSTRUMENT RECORDED IN VOL. 971, PG. 104, OFFICIAL PUBLIC RECORDS OF POLK COUNTY.
  6. THIS TRACT IS SUBJECT TO AN ELECTRIC SERVICE EASEMENT CENTERED ON THE EXISTING OVERHEAD ELECTRIC SERVICE LINE SHOWN ON THIS SURVEY PER INSTRUMENT RECORDED IN VOL. 1513, PG. 475, O.P.R.P.C..
  7. THIS TRACT IS SUBJECT TO A JOINT USE AGREEMENT BETWEEN JULIUS GRADY KENT & DORIS E. KENT AND THE TRINITY RIVER AUTHORITY OF TEXAS PER INSTRUMENT RECORDED IN VOL. 1115, PG. 023, O.P.R.P.C..
  8. THIS TRACT IS SUBJECT TO THE FLOWAGE EASEMENT CONVEYED TO THE TRINITY RIVER AUTHORITY OF TEXAS PER INSTRUMENT RECORDED IN VOL. 233, PG. 180, P.C.D.R. RESTRICTING CONSTRUCTION AND GRANTING CERTAIN RIGHTS ON THAT PORTION OF THE SUBJECT PROPERTY BELOW 135 FEET MEAN SEA LEVEL. METES AND BOUNDS DESCRIPTION CONTAINED THEREIN DOES NOT AGREE WITH BOUNDARY LINES SHOWN ON RECORDED SUBDIVISION PLAT AND HAVE BEEN ADJUSTED FOR PLOTTING HEREON.
  9. THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE AFFIDAVIT PERTAINING TO A WASTEWATER SYSTEM RECORDED IN VOL. 1494, PG. 88, O.P.R.P.C..
  10. BEARING AND DISTANCE SHOWN ON RECORDED SUBDIVISION PLAT FOR THE SOUTHEAST LINE OF THIS LOT ARE IN ERROR AND HAVE BEEN ADJUSTED TO FORM A CLOSED POLYGON.

**LAKE LIVINGSTON**  
 VOL. 233, PG. 180, P.C.D.R.



SCALE: 1" = 50'