



TRINITY RIVER AUTHORITY OF TEXAS
 TRACT E-48 - 11.96 AC
 Vol. 227, Pg. 1 DEED RECORDS

NOTES

1. BEARINGS FOR THIS SURVEY ARE BASED ON PLAT CALLS AS SHOWN ON THE RECORDED PLAT OF TWIN HILLS COVE, SECTION ONE.
2. ———— DENOTES OVERHEAD ELECTRIC LINE
3. ———— DENOTES ROCK RETAINING WALL UNLESS OTHERWISE NOTED
4. ———— DENOTES THE UPPER LIMITS OF THE TRINITY RIVER AUTHORITY FLOWAGE EASEMENT (5.13 ACRES) DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 227, PAGE 17 OF THE POLK COUNTY DEED RECORDS.
5. THERE IS RESERVED A 30 FT. WIDE EASEMENT, 15 FT. EACH SIDE OF ALL EXISTING DRAINS.
6. LOT 59 IS SUBJECT TO A 10 FT. WIDE UTILITY EASEMENT LYING 5 FT. EACH SIDE OF THE CENTERLINE OF THE ELECTRIC LINE AS CONSTRUCTED (VOLUME 1508, PAGE 513, et seq., OFFICIAL RECORDS OF POLK COUNTY, TEXAS).
7. LOT 59, 60 & 61 ARE SUBJECT TO A 20 FT. WIDE UTILITY EASEMENT LYING 10 FT. EACH SIDE OF THE CENTERLINE OF THE ELECTRIC LINE AS CONSTRUCTED (VOL. 1382, PAGE 430, et seq., OFFICIAL RECORDS OF POLK COUNTY, TEXAS)
8. ● DENOTES SPRINKLER HEAD

PLAT OF SURVEY

SHOWING LOTS FIFTY-SEVEN (57), FIFTY-EIGHT (58), FIFTY-NINE (59), SIXTY (60), SIXTY-ONE (61), SIXTY-TWO (62), AND SIXTY-THREE (63), SECTION ONE (1) OF TWIN HILLS COVE, A SUBDIVISION IN POLK COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 7 OF THE POLK COUNTY PLAT RECORDS.

SURVEYOR'S CERTIFICATE

I, EARLINE McLEOD, REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5774, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL AND ACCURATE SURVEY, MADE ON THE GROUND UNDER MY SUPERVISION, 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 OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: OCTOBER, 2014

GEOPHYSICAL LAND SERVICES, LLC/ESM SURVEYING
 TEXAS SURVEYING FIRM No. 10076100
 3205 HIGHWAY 59 N.
 Livingston, Texas 77351
 (936) 327-4296

Earline McLeod
 EARLINE McLEOD, RPLS
 No. 5774, TEXAS



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