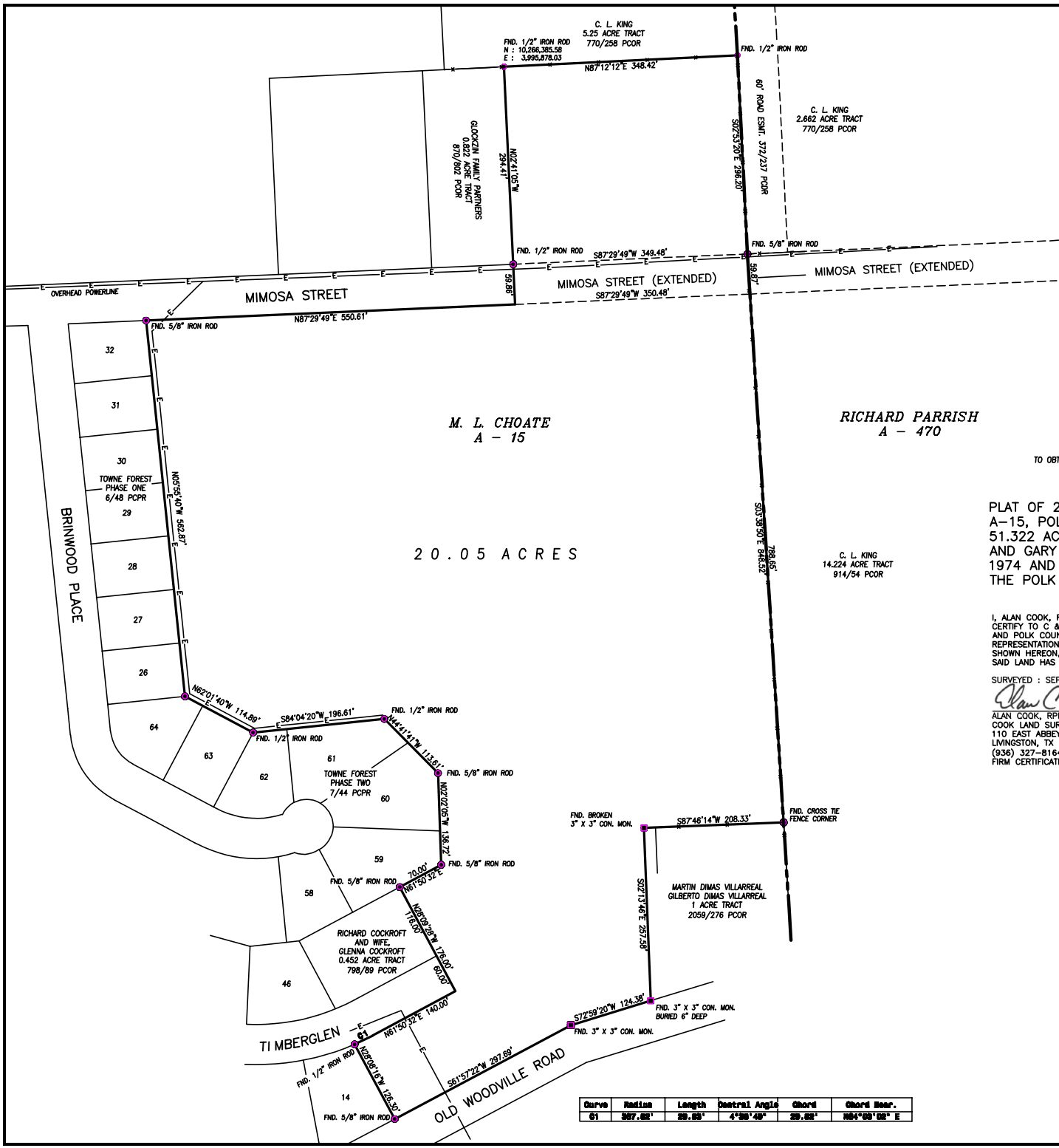

Curve	Radius	Length	Central Angle	Chord	Chord Bear.
C1	367.82'	29.83'	4°38'45"	29.82'	N64°03'02" E

N
W E
S

SCALE: 1" = 100'

GRID NORTH, NAD 1983, TEXAS CENTRAL ZONE
COORDINATES CORS 2011 (EPOCH 2010.00)
DISTANCES SHOWN ARE SURFACE
TO OBTAIN GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF
0.999882

PLAT OF 20.05 ACRES IN THE M.L. CHOATE SURVEY, A–15, POLK COUNTY, TEXAS AND BEING PART OF A 51.322 ACRE TRACT CONVEYED TO JOHN M. MANNING AND GARY WALKER BY DEED DATED SEPTEMBER 30, 1974 AND RECORDED IN VOLUME 295, PAGE 809 OF THE POLK COUNTY DEED RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY TO C & M BASKIN INVESTMENTS, LLC, FIRST STATE BANK OF LIVINGSTON, AND POLK COUNTY ABSTRACT COMPANY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE UPON THE GROUND OF THE LAND SHOWN HEREON, THAT SAID SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT SAID LAND HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

SURVEYED : SEPTEMBER 13 & 14, 2017

ALAN COOK, RPLS NO. 5368
COOK LAND SURVEYING ENT., LLC
110 EAST ABBEY STREET
LIVINGSTON, TX 77351
(936) 327–8164
FIRM CERTIFICATION NO. 10020800

STATE OF TEXAS
REGISTERED
ALAN COOK
5368
PROFESSIONAL
LAND SURVEYOR

dwg TOWNE–BASKIN–GRID