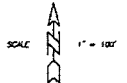


LINE/BEARING	LENGTH
L1 N 89°38'00" W	4717.27
L1 N 49°37'09" E	212.26
L1 N 17°20'12" E	187.94

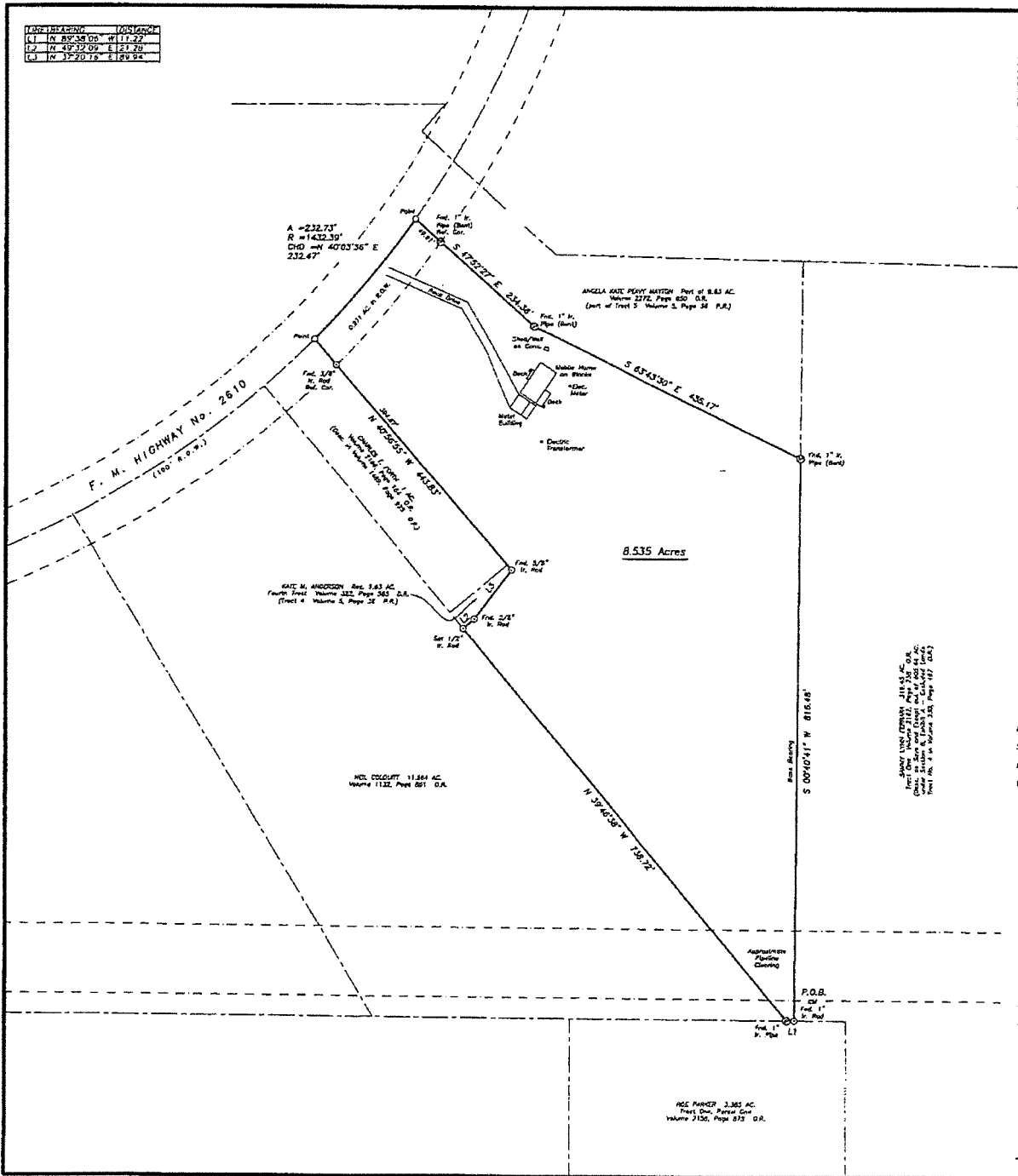
ALL LOCATABLE RIGHTS OF WAY AND EASEMENTS SHOWN AND REMAINING TO THE PROPERTY SURVEYED AS EVIDENCED BY THE INSTRUMENTS CITED OR 11/20/2020 BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 11/20/2020 ARE SHOWN HEREON AND NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY LIVINGSTON SURVEYING & MAPPING.



BEARINGS ARE BASED AS SHOWN HEREON OF DOMESTIC CONTROLLING MONUMENT.

NOTE: THE ADDRESS SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY.

DATED: ALAN B. COPE and MARTIN A. COPE FOR TX 2010 LIVINGSTON, TEXAS 77351



* SURVEY PLAT SHOWING *
8.535 ACRES OF LAND SITUATED IN THE S. C. HIGGINS SURVEY, A-37, POLK COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 8.573 ACRES DESCRIBED IN A DEED FROM CODY KING HARDY TO GILBERTO A. MORAN AND NORMA MORAN, DATED JULY 14, 2020 AND RECORDED IN VOLUME 2272, PAGE 650 OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS.

TO THE LIEBHOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:
I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, 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: AUGUST 11, 2020 and DECEMBER 16, 2020

BY: *Gerald L. Wright*
GERALD L. WRIGHT, R.P.L.S. No. 5334, TEXAS
FIRM REGISTRATION NO. 10128800



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