

MARLON A LIVINGSTON
Doc. No. 2013-003
P.C.D.R.

OLD HIGHWAY 35
(60' R.O.W.)

MARSTON ROAD
(60' R.O.W.)

RESIDUE OF 19.0886 ACRES CALLED
20.048 ACRES
(Doc. No. 2018-2143-531 P.C.D.R.)

10.445 ACRES
Doc. No.
2018-2143-532
P.C.D.R.

(3 ACRES)
BOBBY GENE WALDREP
Doc. No. 2004-1417-125
P.C.D.R.

REMAINDER TRACT RESIDUE OF 19.0886
ACRES CALLED 20.048 ACRES
(Doc. No. 2018-2143-531 P.C.D.R.)

RESIDUE (25.835 ACRES)
Doc. No. 2018-2149-457
P.C.D.R.

MARLON A LIVINGSTON
Vol. 1486, Pg. 959
P.C.D.R.

LINDA BERRY
Vol. 2128, Pg. 774
P.C.D.R.

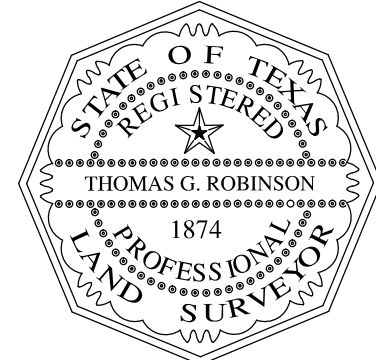
Line Table Bearings and Distances		
Line No.	Bearing	Distance
L1	N 01°58'48" E	254.83'
L2	N 88°55'02" W	75.05'
L3	N 33°52'37" E	185.54'
L4	N 56°02'52" W	188.81'
L5	N 33°57'08" E	228.47'

- NOTES:
- This survey was done without the benefit of a Title Report and certifies only to those easements and building lines shown on the recorded plat.
 - This Surveyor did not research the deed records for previous conflict in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
 - Property may be subject to the following easements:
 - Easement dated October 9, 1981, executed by Earl Williams and Jo Ann Williams to Southwestern Bell, recorded in Volume 403, Page 215 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - Easement dated November 1, 1948, executed by A W. Harrison et al to Gulf States Utilities Company, recorded in Volume 143, Page 228 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - Easement dated August 17, 1948, executed by Odie Brown to Gulf States Utilities Company, recorded in Volume 143, Page 178 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - Easement dated September 26, 1981, executed by Lonnie F. Stuckey to Southwester Bell Telephone Company, recorded in Volume 403, Page 229 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - Easement dated September 26, 1981, executed by Lonnie F. Stuckey to Southwester Bell Telephone Company, recorded in Volume 403, Page 231 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - Easement dated September 26, 1981, executed by Lonnie F. Stuckey to Southwester Bell Telephone Company, recorded in Volume 403, Page 235 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

SURVEY FOR: JACKSON VALENCIA AND/OR ASSIGNS

SURVEY OF 19.238 acres, situated in the FRANCES MILLOM SURVEY, A-51, Polk County, and being that same "called 20.048" acres described in deed dated March 5, 2018, from Rachel LeAnn Perryman Sheppard to Pan American Properties, LLC and Bob M. Burkhalter, Jr. recorded in Volume 2143, Page 528 et seq., Official Records, Polk County, Texas

Scale : 1" = 150'



I, Thomas G. Robinson, certify that this survey was performed under my supervision on August 13, 2020; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey; and that subject property is not in the 100 Year Flood Plain, and is in Zone "X" on F.I.R.M. Map # 48339C 0450 G dated August 18, 2014

Thomas G. Robinson

Thomas G. Robinson, R.P.L.S. #1874
#20AT112rev

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