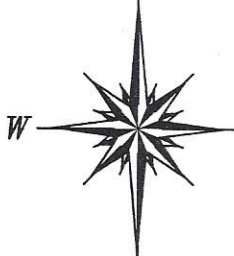


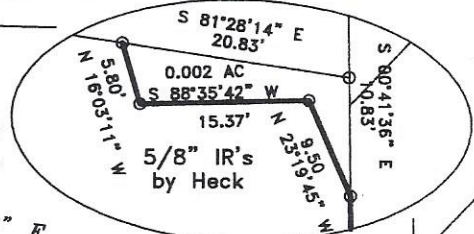
25 0 25 50

CEDAR POINT SECTION 1 22

BLK 26



SCALE: 1" = 25'



26

27

40

41

42

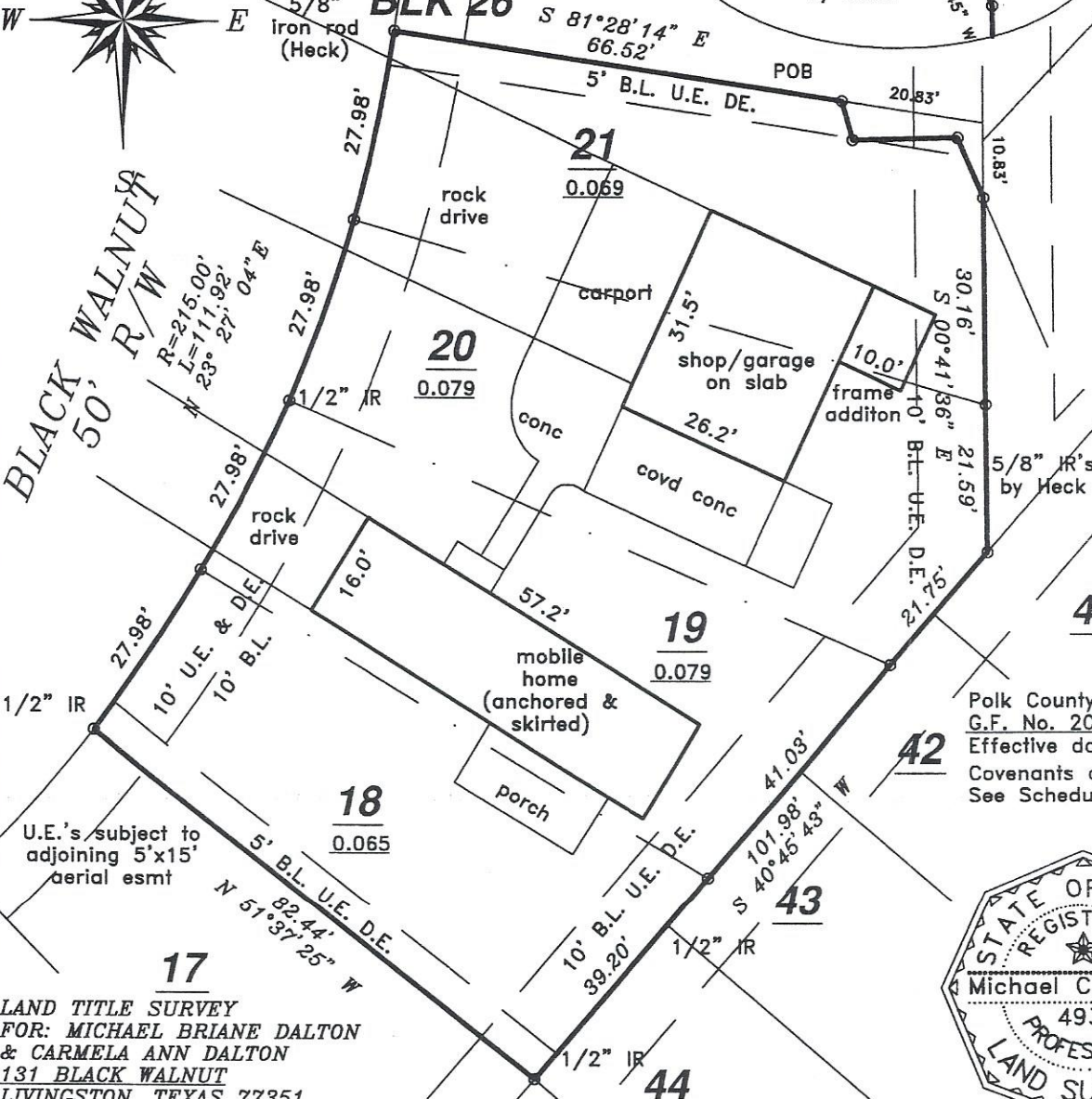
43

44

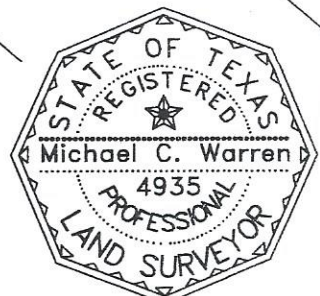
45

BLACK WALNUT 50' R/W

$R=215.00'$
 $L=111.92'$
 $\Delta=23^{\circ}27'04''E$



Polk County Title
G.F. No. 201744008
Effective date:
Covenants of Record:
See Schedule-B.



LAND TITLE SURVEY
FOR: MICHAEL BRIANE DALTON & CARMELA ANN DALTON
131 BLACK WALNUT
LIVINGSTON, TEXAS 77351
Lots Eighteen (18), Nineteen (19), Twenty (20) and Twenty One (21), Block Twenty Six (26), Section One (1) of CEDAR POINT, a subdivision in Polk County, Texas as shown by the map or plat thereof recorded in Volume 8, Pages 27-32 of the Plat Records, Polk County, Texas.
SAVE & EXCEPT 0.002 acre (90 square feet) of land situated in the JOHN BURGESS SURVEY, A-7, Polk County, Texas being out of Lot Twenty One (21) in Block Twenty Six (26), Section One (1) of CEDAR POINT, a subdivision in Polk County, Texas as shown by the map or plat thereof recorded in Volume 8, Pages 27-32 of the Plat Records of Polk County, Texas, and being more particularly described by attached metes and bounds.

P.O. BOX 1343 WILLIS, TEXAS 77378
(936) 856-8989
PROJECT NO.: 470517
I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found
11 June 2017

Michael C. Warren
Registered Professional Land Surveyor No. 4935

Haley 6/12/17

0.002 ACRE (90 SQUARE FEET)
JOHN BURGESS SURVEY, A-7
POLK COUNTY, TEXAS
SAVED AND EXCEPTED FROM
LOT 21, BLOCK 26, CEDAR POINT SECTION 1

BEING a 0.002 acre (90 square feet) of land situated in the JOHN BURGESS SURVEY, A-7, Polk County, Texas, being out of Lot Twenty One (21) in Block Twenty Six (26), Section One (1), CEDAR POINT, a subdivision in Polk County, Texas as shown by the map or plat thereof recorded in Volume 8, Pages 27-32 of the Plat Records of Polk County, Texas, said 0.002 acre tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron (J. Heck) in the easterly right-of-way line of Black Walnut for the northwesterly corner of said Lot 21;

THENCE departing Black Walnut with the northerly line of Lot 21 South 81° 28' 14" East 66.52 feet to a 5/8 inch iron for the northwesterly corner and POINT OF BEGINNING;

THENCE continuing with the northerly line of Lot 21 South 81° 28' 14" East 20.83 feet to a 5/8 inch iron rod for its northeasterly corner, in the westerly line of Lot 26, in Block 26;

THENCE with the easterly line of Lot 21 South 00° 41' 36" East 10.83 feet to a 5/8 inch iron rod in the westerly line of Lot 27;

THENCE severing Lot 21 with the following courses:

North 23° 19' 45" West 9.50 feet to a 5/8 inch iron rod;

South 88° 35' 42" West 15.37 feet to a 5/8 inch iron rod;

North 16° 03' 11" West 5.80 feet to the POINT OF BEGINNING.

CONTAINING 0.002 acre (90 square feet) of land according to a survey made on the ground 11 June 2017 and shown by Survey Plat 470517 of same date.

Michael C. Warren RPLS (TX) 4935
936 856 8989
PO 1343 Willis Tx 77378
Revised 6/12 to
correct Abst No. 7
& course S 00°41'36"E
10.83'

