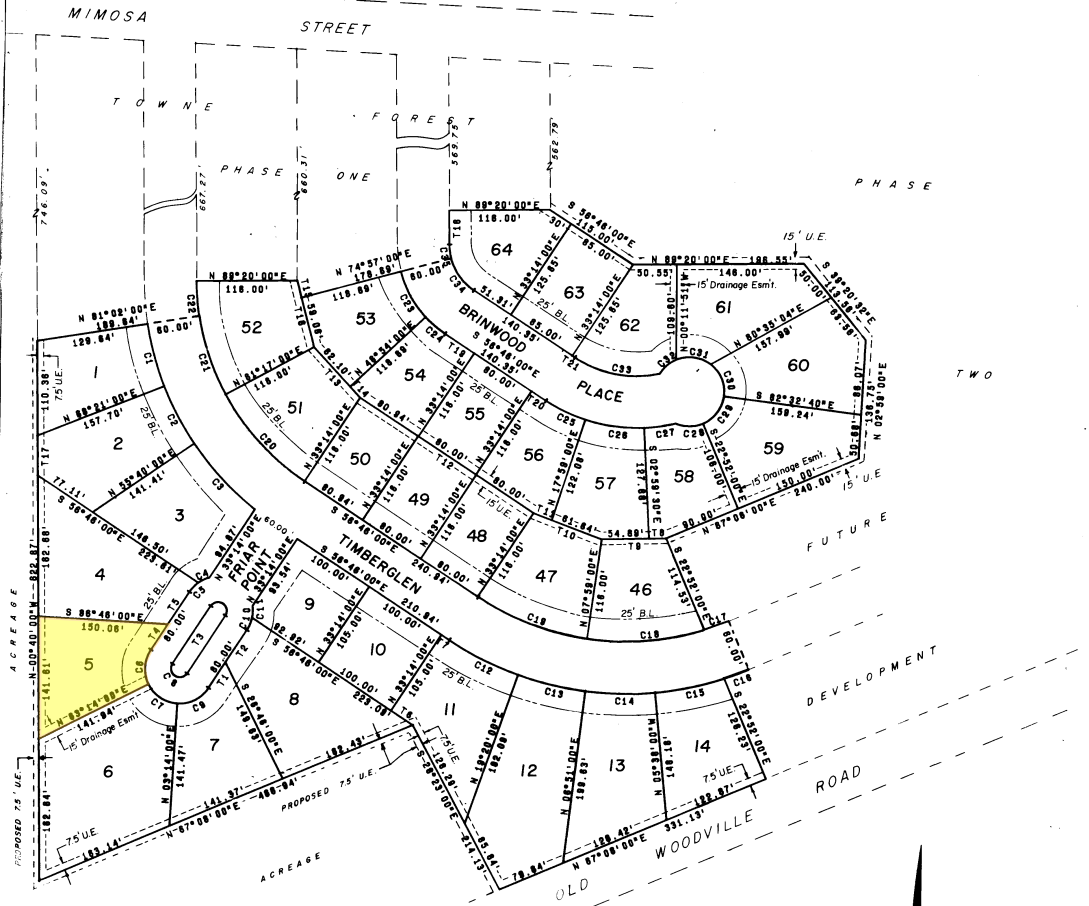


DISTANCE TO HOUSTON AVE. = 1,368.67'  
(FROM WEST PROPERTY LINE TO E HOUSTON AVE)



# TOWNE FOREST

A PORTION OF PHASE TWO

BEING 12.225 ACRES OF LAND OUT OF THE M.L. CHOATE SURVEY, A-15, IN POLK COUNTY, TEXAS

SCALE: 1"=100' 33 LOTS DATE: NOVEMBER 26, 1978

OWNERS: JO CAROL MANNING AND G. K. WALKER

STATE OF TEXAS  
COUNTY OF POLK:

WE, JO CAROL MANNING AND G.K. WALKER, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE TOWNE FOREST SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS TOWNE FOREST IN THE M.L. CHOATE SURVEY, A-15, AN ADDITION TO THE CITY OF LIVINGSTON, TEXAS, POLK COUNTY, TEXAS; AND DEDICATE TO PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OCCASIONED BY THE ALTERATION OF ANY PORTION OF THE SURFACE OF ANY PORTION OF THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE DEDICATED.

*Jo Carol Manning*  
JO CAROL MANNING

*G.K. Walker*  
G. K. WALKER

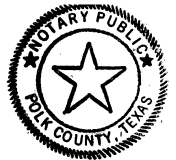
STATE OF TEXAS  
COUNTY OF POLK:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JO CAROL MANNING AND G.K. WALKER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22<sup>ND</sup> DAY OF DECEMBER 1978.

*Travers L. Niv*

NOTARY PUBLIC IN AND FOR POLK COUNTY, TEXAS



CITY OF LIVINGSTON:

I, CITY ENGINEER OF THE CITY OF LIVINGSTON, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF LIVINGSTON SUBDIVISION ORDINANCE.

*Charles G. Ballard*  
CITY ENGINEER Tex. Reg. # 28775

STATE OF TEXAS  
COUNTY OF POLK:

I, *Oliver Stephenson* CLERK OF THE COUNTY COURT OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON January 17 1978, AT 9:45 O'CLOCK A M, IN VOLUME 7, AT PAGE 44, POLK COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT LIVINGSTON, ON THE DAY AND DATE LAST ABOVE WRITTEN.

*Oliver Stephenson*  
CLERK, COUNTY COURT POLK COUNTY, TEXAS  
*By June Sherris, Depy*



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, DALE FOX, A REGISTERED SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME

BY DALE FOX R.P.S. NO. 1459 TEXAS

TANGENT DATA

NO.	BEARING	DISTANCE
1	N 33°14'00"E	95.00'
2	N 33°14'00"E	45.00'
3	N 33°14'00"E	80.00'
4	N 33°14'00"E	35.00'
5	N 33°14'00"E	45.00'
6	S 58°48'00"E	30.18'
7	S 58°48'00"E	10.94'
8	S 58°47'10"E	18.87'
9	N 88°21'17"E	73.35'
10	S 68°23'30"E	22.21'
11	S 58°48'00"E	90.00'
12	S 48°23'30"E	78.33'
13	S 48°23'30"E	17.23'
14	S 14°41'31"E	20.28'
15	S 14°41'30"E	78.33'
16	N 00°40'00"W	45.57'
17	N 00°40'00"W	38.41'
18	S 58°48'00"E	40.38'
19	S 58°48'00"E	20.00'
21	S 58°48'00"E	4.04'

CURVE DATA

NO.	CHORD BEING	CHORD	RADIUS	Δ ANGLE	LENGTH	TANGENT
1	S 15°18'30"E	75.04'	338.87'	82°41'00"	75.18'	37.73'
2	S 27°38'30"E	75.04'	338.87'	10°41'00"	75.18'	37.73'
3	S 43°00'30"E	108.58'	338.87'	17°21'58"	108.85'	51.07'
4	N 84°07'01"E	15.47'	40.00'	18°29'07"	15.33'	8.89'
5	N 44°14'44"E	15.20'	40.00'	22°01'28"	15.30'	7.78'
6	N 03°14'00"E	40.00'	40.00'	90°00'00"	41.89'	23.09'
7	S 58°48'00"E	40.00'	40.00'	90°00'00"	41.89'	23.09'
8	S 58°48'00"E	20.00'	10.00'	178°30'58"	31.42'	0.00'
9	N 88°21'17"E	40.00'	40.00'	90°00'00"	41.89'	23.09'
10	N 88°21'17"E	15.28'	40.00'	29°01'19"	15.38'	7.78'
11	N 01°30'58"E	13.47'	40.00'	18°29'07"	13.33'	8.89'
12	S 58°48'00"E	98.01'	387.82'	19°24'00"	98.23'	44.84'
13	S 78°54'30"E	78.88'	387.82'	18°28'00"	80.14'	40.23'
14	S 80°23'30"E	78.88'	387.82'	12°29'00"	80.14'	40.23'
15	S 78°05'21"E	80.44'	387.82'	12°33'18"	80.80'	40.48'
16	N 88°28'21"E	30.03'	387.82'	04°40'48"	30.00'	15.14'
17	N 88°55'47"E	30.04'	387.82'	03°35'34"	30.35'	15.04'
18	N 88°21'17"E	134.80'	387.82'	25°15'08"	134.85'	68.07'
19	S 88°23'30"E	134.58'	387.82'	25°15'08"	134.85'	68.07'
20	S 42°44'30"E	135.58'	278.87'	28°03'00"	136.88'	68.88'
21	S 18°30'30"E	95.93'	278.87'	18°45'00"	96.40'	48.88'
22	S 04°48'00"E	40.48'	278.87'	08°18'00"	40.51'	20.88'
23	S 28°04'30"E	80.82'	123.84'	28°03'00"	80.83'	30.83'
24	S 48°58'00"E	28.47'	123.84'	13°40'00"	28.54'	14.84'
25	S 44°23'30"E	50.00'	188.43'	13°15'00"	50.19'	25.23'
26	S 82°30'15"E	88.58'	188.43'	25°38'30"	88.88'	34.88'
27	N 81°27'45"E	38.42'	188.43'	11°05'34"	38.48'	18.30'
28	N 88°50'15"E	40.23'	40.00'	45°28'25"	39.11'	18.88'
29	N 37°08'00"E	40.00'	40.00'	80°00'00"	41.89'	23.09'
30	S 22°32'00"E	40.00'	40.00'	80°00'00"	41.89'	23.09'
31	S 82°52'30"E	40.00'	40.00'	80°00'00"	41.89'	23.09'
32	N 48°58'37"E	24.87'	40.00'	38°22'35"	25.38'	13.14'
33	S 78°28'48"E	88.24'	128.43'	43°27'25"	101.88'	53.80'
34	S 58°54'00"E	45.48'	83.84'	43°49'00"	46.48'	24.32'
35	S 07°31'30"E	15.88'	83.84'	14°23'00"	16.03'	8.08'

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