

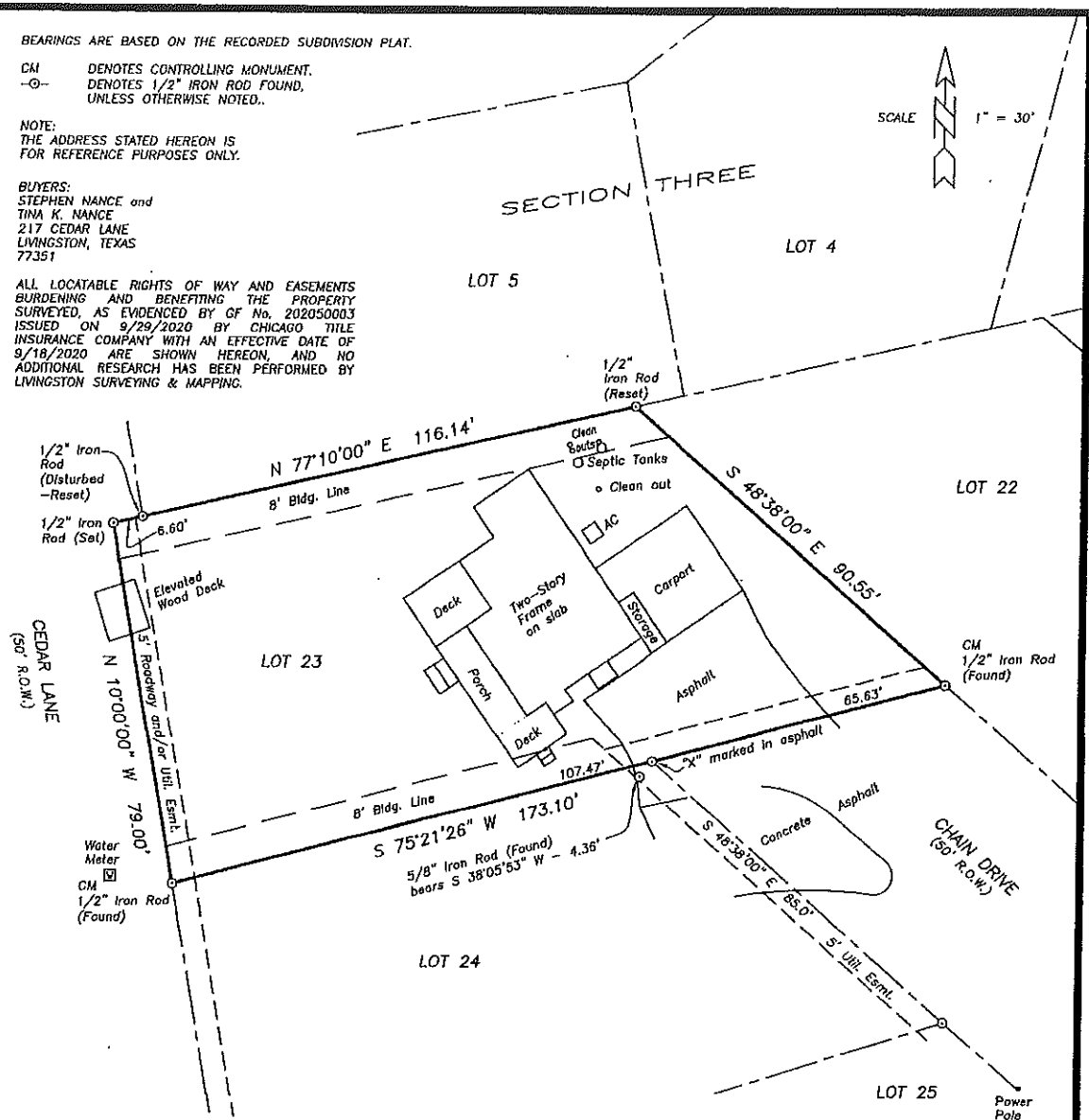
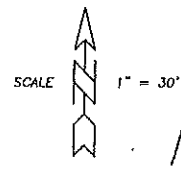
BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

CM DENOTES CONTROLLING MONUMENT.
-O- DENOTES 1/2" IRON ROD FOUND, UNLESS OTHERWISE NOTED.

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

BUYERS:
STEPHEN NANCE and
TINA K. NANCE
217 CEDAR LAKE
LIVINGSTON, TEXAS
77351

ALL LOCATABLE RIGHTS OF WAY AND EASEMENTS BURDENING AND BENEFITING THE PROPERTY SURVEYED, AS EVIDENCED BY CF No. 202050003 ISSUED ON 9/29/2020 BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 9/18/2020 ARE SHOWN HEREON, AND NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY LIVINGSTON SURVEYING & MAPPING.



SURVEY PLAT SHOWING

LOT TWENTY-THREE (23), BLOCK ONE (1), SECTION ONE (1) OF PINWAH PINES, A SUBDIVISION IN THE C. DEVORE SURVEY, A-207, POLK COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 36 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.

TO THE LIEN HOLDER 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: SEPTEMBER 24, 2020

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



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LIVINGSTON SURVEYING & MAPPING P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/327-3816

Handwritten signature and scribbles on the left margin.