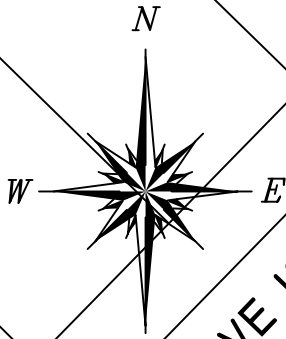


**CEDAR POINT  
BLK 57  
SEC 3**

30 0 30 60 90 FEET

SCALE: 1"=40'



**DOVE ISLAND**

McCoy  
1601/660

P & P McCoy  
1601/660

**8**

**7**

0.17A  
D & S VERRIET  
2271/353

**9**

POINT OF BEGINNING  
5/8" IR  
NWC LII

N 44° 20' 19" E  
30.00'  
26.46'

5/8" IR  
BY J HECK

UTILITY POLE  
10'  
BUILDING LINE, UTILITY & DRAINAGE ESMT  
W/5' X15' AERIAL ESMT

11.61'

[10.58]

S 46° 03' 20" E  
121.54'

ORIG 9/10

5/8" IR  
BY J HECK

S 45° 59' 46" E

123.81'

**0.16  
AC**  
(6970 SQ FT)

**LAKE LIVINGSTON**

N 45° 59' 46" W  
123.76'  
FLOWAGE ESMT  
267/360

**11**

**12**

WOOD BULKHEAD

S 39° 06' 00" W  
24.93'

S 44° 26' 00" W  
1.75'

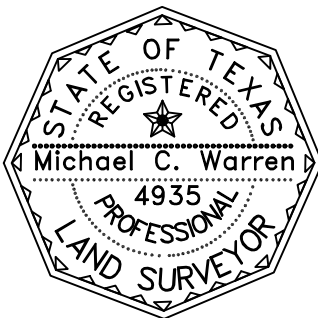
S 44° 26' 00" W  
30.00'

5/8" IR  
12.29'

LAND TITLE SURVEY

DOVE ISLAND  
ONALASKA, TEXAS 77351

BEING A 0.16 ACRE TRACT (6970 SQUARE FEET) OF LAND SITUATED IN THE JOHN BURGESS SURVEY, ABSTRACT No. 7, POLK COUNTY, TEXAS, AND BEING ALL OF LOT ELEVEN (11) AND THE WESTERLY REMAINDER OF LOT TEN (10) IN BLOCK FIFTY-SEVEN (57), SECTION THREE (3) OF CEDAR POINT, A SUBDIVISION IN POLK COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 35 AND 36 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS, SAID 0.16 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND CONTAINS NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE OR OTHER CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN, AND HAS ACCESS TO AND FROM A DEDICATED ROADWAY.  
DATE OF SURVEY: 10 JUNE 2022

MICHAEL C. WARREN  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4935

QUADRANT SOLUTIONS  
PO BOX 1343 WILLIS TX 77378  
936 856 8989  
PROJECT NO. 538922