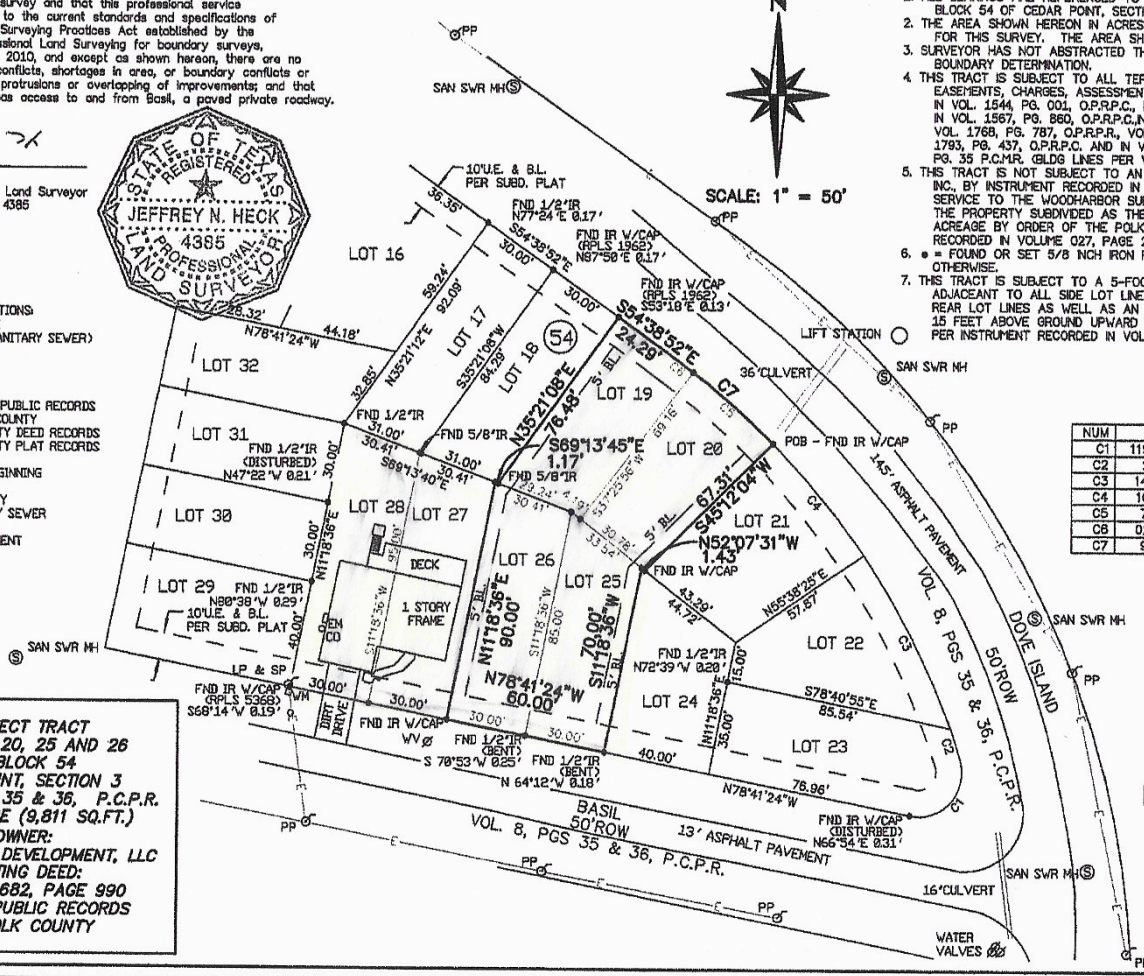
I hereby certify that this plat represents a survey made on the ground under my supervision, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current standards and specifications of the Professional Land Surveying Practices Act established by the Texas Board of Professional Land Surveying for boundary surveys, last revised in August, 2010, and except as shown hereon, there are no visible descrepancies, conflicts, shortages in area, or boundary conflicts or visible encroachments, protrusions or overlapping of improvements; and that the subject property has access to and from Basil, a paved private roadway.

Jeffrey N. Heck
Registered Professional Land Surveyor
Texas Registration No. 4385

STATE OF TEXAS REGISTERED JEFFREY N. HECK 4385 PROFESSIONAL LAND SURVEYOR

TABLE OF ABBREVIATIONS:
B.L. = BUILDING LINE
C/O = CLEANOUT (SANITARY SEWER)
FND = FOUND
IR = IRON ROD
LP= LIGHT POLE
MH = MANHOLE
O.P.R.P.C. = OFFICIAL PUBLIC RECORDS OF POLK COUNTY
P.C.D.R. = POLK COUNTY DEED RECORDS
P.C.P.R. = POLK COUNTY PLAT RECORDS
PG. = PAGE
P.O.B. = POINT OF BEGINNING
PP= POWER POLE
ROW = RIGHT-OF-WAY
SAN SWR = SANITARY SEWER
SP = SERVICE POLE
U.E. = UTILITY EASEMENT
VOL. = VOLUME
WV = WATER VALVE



NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED NORTH LINE OF LOTS 26 THROUGH 28 IN BLOCK 54 OF CEDAR POINT, SECTION THREE AS RECORDED IN VOL. 8, PGS. 35 AND 36, P.C.P.R..
2. THE AREA SHOWN HEREON IN ACRES IS COMPATIBLE WITH THE ALLOWABLE PRECISION OF CLOSURE FOR THIS SURVEY. THE AREA SHOWN HEREON IN SQUARE FEET IS A CALCULATED VALUE ONLY.
3. SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY FOR MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION.
4. THIS TRACT IS SUBJECT TO ALL TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS AS SET FORTH BY INSTRUMENT RECORDED IN IN VOL. 1544, PG. 001, O.P.R.P.C., IN VOL. 1559, PG. 445, O.P.R.P.C., IN VOL. 1567, PG. 856 O.P.R.P.C. IN VOL. 1567, PG. 860, O.P.R.P.C.,IN VOL. 1643, PG. 763, O.P.R.P.C., VOL. 1666, PG. 675, O.P.R.P.C., IN VOL. 1768, PG. 787, O.P.R.P.R., VOL. 1783, PG. 216, O.P.R.P.C., VOL. 1783, PG. 218, O.P.R.P.C., VOL. 1793, PG. 437, O.P.R.P.C. AND IN VOL. 1812, PG. 435, O.P.R.P.C. AND BY PLAT RECORDED IN VOL. 8 PG. 35 P.C.M.R. (BLDG LINES PER VOL. 1559, PG. 445, O.P.R.P.C.).
5. THIS TRACT IS NOT SUBJECT TO AN EASEMENT GRANTED TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., BY INSTRUMENT RECORDED IN VOLUME 269, PAGE 635, P.C.D.R. TO PROVIDE ELECTRIC SERVICE TO THE WOODHARBOR SUBDIVISION (VOL. 6, PG. 9, POLK COUNTY PLAT RECORDS). THE PROPERTY SUBDIVIDED AS THE WOODHARBOR SUBDIVISION WAS CANCELLED AND REVERTED TO ACREAGE BY ORDER OF THE POLK COUNTY COMMISSIONER'S COURT DATED 08/24/81 AND RECORDED IN VOLUME 027, PAGE 265 OF THE COMMISSIONER'S COURT MINUTES.
6. ● = FOUND OR SET 5/8 INCH IRON ROD WITH CAP MARKED "J. HECK - RPLS 4385" UNLESS NOTED OTHERWISE.
7. THIS TRACT IS SUBJECT TO A 5-FOOT WIDE UTILITY AND DRAINAGE EASEMENT INSIDE AND ADJACEANT TO ALL SIDE LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINES AS WELL AS AN ADDITIONAL 5-FOOT WIDE AERIAL EASEMENT FROM A PLANE 15 FEET ABOVE GROUND UPWARD ADJACENT TO EACH SIDE OF SAID UTILITY EASEMENTS PER INSTRUMENT RECORDED IN VOL. 403, PG. 259, P.C.D.R.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	119°19'39"	34.74'	16.68'	S41°38'45"W	28.79'
C2	2°17'08"	11.77'	295.00'	S19°09'38"E	11.77'
C3	14°03'42"	72.40'	295.00'	S27°20'03"E	72.22'
C4	10°26'01"	53.72'	295.00'	S39°34'55"E	53.65'
C5	7°46'08"	40.00'	295.00'	S48°40'59"E	39.97'
C6	02°04'48"	10.71'	295.00'	S53°38'28"E	10.71'
C7	9°50'57"	50.71'	295.00'	S49°43'24"E	50.65'

SUBJECT TRACT
LOTS 19, 20, 25 AND 26
IN BLOCK 54
CEDAR POINT, SECTION 3
VOL. 8, PGS. 35 & 36, P.C.P.R.
0.225 ACRE (9,811 SQ.FT.)
OWNER:
WATERFRONT DEVELOPMENT, LLC
VESTING DEED:
VOLUME 1682, PAGE 990
OFFICIAL PUBLIC RECORDS
OF POLK COUNTY

PLAT OF SURVEY
0.225 ACRE (9,811 SQ.FT.)
LOTS 19, 20, 25 AND 26
IN BLOCK 54
CEDAR POINT, SEC. 3
VOLUME 8, PAGES 35 & 36
POLK COUNTY PLAT RECORDS
JOHN BURGESS SURVEY, A-7
POLK COUNTY, TEXAS

GIVE'M HECK, INC.
P.O. BOX 78 HILLISTER, TX 77624-0078
(409) 331-0065

JOB NO.89-0038B MAY 9, 2012