



*Handwritten signature*

CLEARWATER SPRINGS  
SUBDIVISION  
11/41 PCPR  
LOT 23

- DENOTES 1/2" IRON ROD FOUND FOR CORNER.
- DENOTES 5/8" IRON ROD FOUND FOR CORNER.

SURVEYED: OCTOBER 7, 2020  
*Alan Cook*  
 ALAN COOK, RPIS NO. 5368  
 COOK LAND SURVEYING ENT., LLC  
 110 EAST ABBEY STREET  
 LUNNISTON, TEXAS 77351  
 (936) 327-8164  
 FIRM CERTIFICATION NO. 10020800



I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY TO JOEL ANTONIO CRUZ MANZANERREZ AND POLK COUNTY ABSTRACT COMPANY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE UPON THE GROUND OF THE LAND SHOWN HEREON, THAT SAID SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT SAID LAND HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

PLAT OF LOTS 27-29, SECTION 1 OF PINNAC PINES ESTATES II IN THE C. DENORE SURVEY, A-2017 POLK COUNTY, TEXAS AND BEING THE SAME OF SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 8, PAGE 48 OF THE POLK COUNTY PLAT RECORDS.

SCALE: 1" = 50'



*Handwritten note: 10/13/20*