



- SYMBOL LEGEND**
- P- Overhead Power Line
 - G- Guy Wire
 - //- Wood Fence
 - XXX- Wrought Iron Fence
 - XX- Chainlink Fence
 - X- Wire Fence
 - *-* Fire Hydrant
 - Telephone Pedestal
 - Water Valve
 - Water Meter
 - Electric Meter

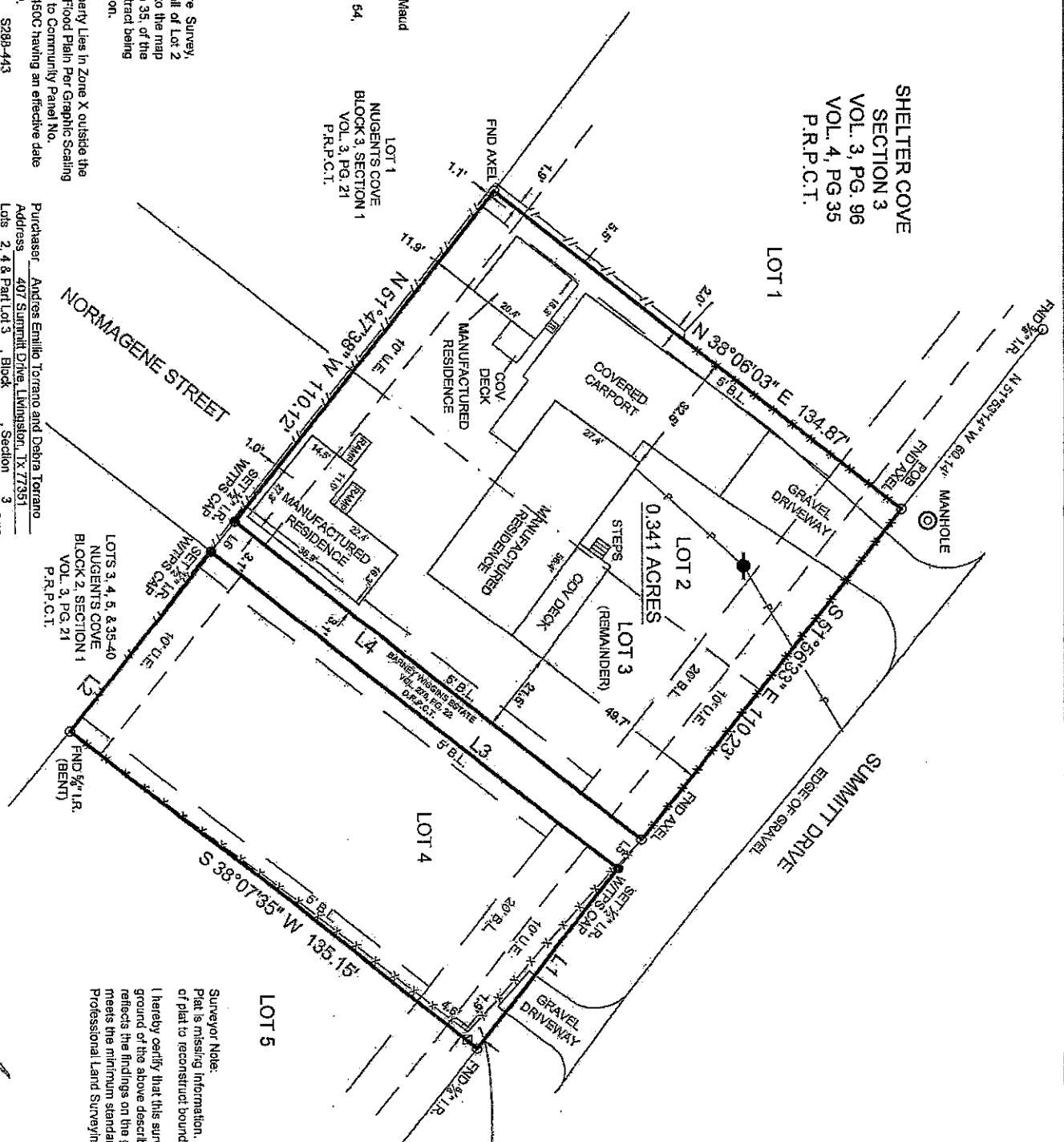
Surveyor has relied on information provided by:
 Stewart Title Guaranty Company
 G.F. No. 2028282
 Effective date: August 21, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment:
 1) Those as per Item 1, Schedule B of said Title Commitment.
 2) Drainage Easement to Estate of Berney Weigins and Bonnie Meud Weigins.
 3) Flowage Easement to Trinity River Authority per Vol. 218, Pg. 64, D.R.P.C.T.

BOUNDARY & IMPROVEMENT SURVEY

BEING a 0.341 acre tract of land situated in the William Moore Survey, Assessed Number 414, Polk County, Texas, being comprised of all of Lot 2 and the remainder of Lot 3, of Shelter Cove, Section 3, according to the map or plat thereof recorded in Volume 3, Page 96, and Volume 4, Page 35, of the Plat Records of Polk County, Texas (P.R.P.C.T.), said 0.341 acre tract being more particularly described by attached metes and bounds description.

SHELTER COVE SECTION 3 VOL. 3, PG. 96 VOL. 4, PG. 35 P.R.P.C.T.

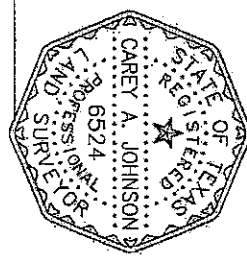


LINE	BEARING	DISTANCE
L1	S 51°47'16" E	69.72'
L2	N 51°47'39" W	69.77'
L3	N 38°06'03" E	134.87'
L4	S 38°06'48" W	138.19'
L5	S 51°47'16" E	10.00'
L6	N 51°47'39" W	10.00'

Survey Required and Accepted By:

Date

Surveyor Note:
 Plat is missing information. Surveyor used found monumentation and original intent of plat to reconstruct boundary.
 I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



TEXAS PROFESSIONAL SURVEYOR
 3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936) 756-7447 - FAX (936) 756-7448
 WWW.SURVEYINGTEXAS.COM
 FIRM REGISTRATION NO. 109934-00

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48373C00450C having an effective date 9/03/2020.
 Job No.: S289-443
 Scale: 1"=30'
 Date: 09/20/2020
 Drawn By: MGG/DVB
 Field Crew: MP
 Revised:
 Purchaser: Andres Emilio Toranzo and Debra Toranzo
 Address: 407 Summit Drive, Livingston, TX 77351
 Lots: 2 & Part Lot 3, Block _____, Section 3
 Survey: William Moore
 Area: 0.341 Acres
 Subdivision: Shelter Cove Plat
 Volume: 3 Page 96
 Volume: 4 Page 35 Plat Records
 Polk County, Texas

Bearings shown hereon are based on GPS observations and are referenced to NAD83 Texas State Plane Coordinate System, Central Zone (4203).
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524