

PROPERTY ADDRESS:  
Creek Drive  
Onalaska, Texas 77360

TWIN HARBORS  
SECTION TWO

CREEK DRIVE  
(60' R.O.W.)

FOUND 5/8" IRON ROD

N08° 12' 56"W 71.72'

FOUND 1/2" IRON ROD BEARS  
N55° 02' 31"E 1.29'

C1

FOUND 5/8" IRON ROD

N38° 59' 00"W  
29.77'

FOUND 5/8" IRON ROD

PIPELINE

S80° 39' 00"E 99.38'

5' B.L.  
(see note 5)

S39° 44' 22"E 76.19'

LOT 126

LOT 121

20' B.L.  
(see note 4)

5' B.L.  
(see note 5)

S51° 01' 00"W 120.00'

BLOCK ①

LOT 122

NOTES:

1. This survey depicts easements, setbacks, and restrictions as outlined in title commitment GF# 202152774, of Stewart Title Guaranty Company dated September 10, 2021.
2. Restrictive covenants as recorded in Volume 322, Page 762 et seq., and Volume 349, Page 850 et seq., Deed Records, and Volume 545, Page 137 et seq., By-Laws recorded in Volume 623, Page 540 et seq., and Volume 945, Page 392 et seq., Volume 1008, Page 469 et seq., Volume 1141, Page 919 et seq., Volume 1240, Page 500 et seq., Volume 1437, Page 825 et seq., Volume 1559, Page 92 et seq., Management Certificates recorded in Volume 1716, Page 433 et seq., and Volume 1928, Page 357 et seq., Volume 2138, Page 69 et seq., Volume 2233, Page 156 et seq., Volume 2240, Page 469 et seq., Volume 2248, Page 719 et seq., Volume 2248, Page 726 et seq., Volume 2248, Page 731 et seq., Volume 2272, Page 297 et seq., Volume 2272, Page 300 et seq., Volume 2359, Page 799 et seq., Official Records, Polk County, Texas.
3. An unobstructed aerial utility easement 10 feet wide from a plane fifteen (15') feet above the ground upward, located adjacent to easements as set forth in Restrictions recorded in Volume 322, Page 757 et seq., Deed Records, Polk County, Texas.
4. A 20 foot building setback line to the front line of each lot and to front of the street on which such tract faces except lakefront tracts, as reserved in restrictions recorded in Volume 322, Page 762 et seq., and Volume 34, Page 850 et seq., of the Deed Records of Polk County, Texas, and on plat recorded in Volume 7, Page 22 of the Plat Records, Polk County, Texas.
5. A 5 foot building setback line to any side lot line as reserved in restrictions recorded in Volume 322, Page 762 et seq., and Volume 349, Page 850 et seq., Deed Records, Polk County, Texas.
6. Pipeline Right of Way and right to construct gate valve to West Texas Gulf Pipeline Company as recorded in Volume 231, Page 508 et seq., Deed Records of Polk County, Texas.
7. Easement granted to Onalaska Water Supply Corporation, recorded in Volume 280, Page 166 et seq., Deed Records of Polk County, Texas.
8. Bill of Sale and Easement to Onalaska Water Supply Corporation, recorded in Volume D, Page 242 et seq., of the Bill of Sale Records of Polk County, Texas, conveying the Twin Harbor's "on Lake Livingston" Subdivision Water System and granting an easement over said subdivision ten (10) feet in width five (5) feet on either side of the completed water lines for the purpose of maintaining same.

**ROBINSON SURVEYING, INC.**

16130 F.M. 943

LIVINGSTON, TEXAS 77351

PHONE (832) 236-8210

robinsonsurveyinginc@gmail.com



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	61.96'	115.38'	30°46'07"	N23° 36' 00"W	61.22'

SURVEY FOR: Zavala CMI, LLC

BEING: Lot 121, in Block 1, of TWIN HARBORS, SECTION THREE, a subdivision in Polk County, Texas, as shown by the map or plat thereof recorded in Volume 7, Page 22 of the Plat Records of Polk County, Texas.

Scale : 1" = 20'

I, Thomas G. Robinson, certify that this survey was performed under my supervision on September 25, 2021; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey; and that the subject property is not in the 100 Year Flood Plain, and is in Zone "X" on F.I.R.M. Map # 48373C 0300 C dated September 03, 2010. This certifies only to easements and building lines shown on the recorded plat and title commitment GF# 202152774, of Stewart Title Guaranty Company dated September 10, 2021.

*Thomas G. Robinson*

Thomas G. Robinson, R.P.L.S. #1874

#21AT187