



- Notes:**
- Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (7X83-CF).
 - All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
 - This survey is based in part on a Metes and Bounds description of even date.
 - Surveyor has subdivided this tract solely at owners request.
 - The subdivision of this tract of land maybe in violation of City / County codes and or regulations for the subdivision of land. Owner should verify such with respective governmental authorities.
 - This plot of survey has been performed with reliance upon title examination and abstracting performed by Commonwealth Land Title Insurance Company under G.F. number 20225568 with an effective date of January 14, 2022. This surveyor has not abstracted the subject tract. (As to 402.7 acres & 30.36 acres)
- Schedule B 10(a): Twenty feet (20') reserved for public highway on any boundary line as set out in Deed dated February 26, 1917 from Frank D. Jackson to Julia F. Gray, recorded in Volume 56, Page 277 et seq., Deed Records, Polk County, Texas. (As to 402.7 acres) (Shown on Survey)
- Schedule B 10(b): Alvin A. Klein and wife Roberto T. Klein Reserves to themselves, their heirs and assigns, the right to use the property for roadway purposes of 0.951 acres as set out in Deed dated September 1, 1971 from Alvin A. Klein and wife, Roberto T. Klein to Bonnie Maud Wiggins and Estate of Barney Wiggins, Deceased, recorded in Volume 259, Page 161 et seq., Deed Records, Polk County, Texas. (Shown on Survey)
- Schedule B 10(c): Flowage Easement dated April 14, 1966, executed by Barney F. Wiggins and wife, Bonnie M. Wiggins to Trinity River Authority of Texas, recorded in Volume 214, Page 320 et seq., Deed Records of Polk County, Texas. (Does Not Affect Subject Tract)
- Schedule B 10(d): Highway Easement granted by instrument dated May 6, 1967 executed by A. A. Klein to County of Polk in Volume 230, Page 428 et seq., Deed Records of Polk County, Texas. (Shown on Survey)
- Schedule B 10(e): Dedication of FM 3126 from A. A. Klein and wife, et al., as Recorded in Volume 18, Page 517 of the Commissioner Court Minutes, Polk County, Texas. (Shown on Survey)
- Schedule B 10(f): Flowage Easement dated December 21, 1960, executed by A. A. Klein and wife, Roberto T. Klein to Trinity River Authority of Texas, recorded in Volume 273, Page 584 et seq., Deed Records of Polk County, Texas. (Does Not Affect Subject Tract)
- Schedule B 10(g): Road Easements excepted as set out in Deed dated May 27, 1992 from Roberto T. Klein to John W. Klein, Sonja Rose Klein, Allen R. Klein and David R. Klein, recorded in Volume 847, Page 309 et seq., Official Records, Polk County, Texas, and in Deed dated December 11, 2007 from John William Klein, Sonja Rose Klein, Allan Richard Klein, David Ray Klein to R. T. Klein 20, LTD, a Texas limited partnership, recorded in Volume 1618, page 748 et seq., Official Records, Polk County, Texas. (Shown on Survey)
- Schedule B 10(h): Easement dated August 22, 2013, executed by R. T. Klein 20, Ltd. a Texas limited partnership to Lake Livingston Water Supply and Sewer Service Corporation, recorded in Volume 1919, Page 358 et seq., Official Records of Polk County, Texas. (As to 402.7 acres) (Does Not Affect Subject Tract)
- Schedule B 10(i): Restrictions as set out in Deed dated August 22, 2013, executed by R. T. Klein 20, Ltd. a Texas limited partnership to Lake Livingston Water Supply and Sewer Service Corporation, recorded in Volume 1919, Page 358 et seq., Official Records of Polk County, Texas. (Does Not Affect Subject Tract)
- Schedule B 10(j): Terms, conditions and stipulations contained in Polk County Subdivision Regulations Effective as of the 25th day of August, 2020, Approved and Accepted by Polk County Commissioners Court On this 25th day of August, 2020, recorded in Volume 2284, Page 291 et seq., re-filed in Volume 2288, Page 001 et seq., and amended in Volume 2294, Page 151 et seq., Official Records, Polk County, Texas.

LAND SURVEY
 15,718 ACRES OF LAND
 IN THE AUGUSTIN VIESCA SURVEY, A-78
 POLK COUNTY, TEXAS
 REF: MAP RECORDS Scale:
 1" = 100'
 Date: March 5, 2022
 To: Gregory L. Hendrix and Commonwealth Land Title Insurance Company - Exclusively.
 I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.
 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 Taren Hanks
 Registered Professional
 Land Surveyor No. 6787
 GF# 202253698 File # 22-B-07 (AC) Book 11, Pg. 1
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX 77305
 T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
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 Z:\Polk County\A. Viesca A-78\22-B-07 402 Acres\22-B-07 1/29/20