



PLAT OF 12.624 ACRES IN THE JAMES BOULTER SURVEY, A-6, POLK COUNTY, TEXAS AND BEING ALL OF A 12.608 ACRE TRACT CONVEYED BY FLOYD RENA MANUEL AND WIFE, DEBORAH MORGAN MANUEL TO PAN AMERICAN PROPERTIES, LLC BY DEED DATED MARCH 9, 2021 AND RECORDED IN VOLUME 2322, PAGE 249 OF THE POLK COUNTY OFFICIAL RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY 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.

SURVEYED : MARCH 22, 2023

Alan Cook

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 FIRM CERTIFICATION NO. 10020800



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 DENOTES OVERHEAD POWERLINE

NOTE : THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE LAND SHOWN HEREON AND WAS PERFORMED WITHOUT AN ABSTRACT OF TITLE AND AS SUCH, THIS LAND MAY BE SUBJECT TO BUILDING SET-BACKS, UTILITY EASEMENTS, COUNTY REGULATIONS OR OTHER MATTERS OF RECORD WHICH AFFECT ITS USE.