

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

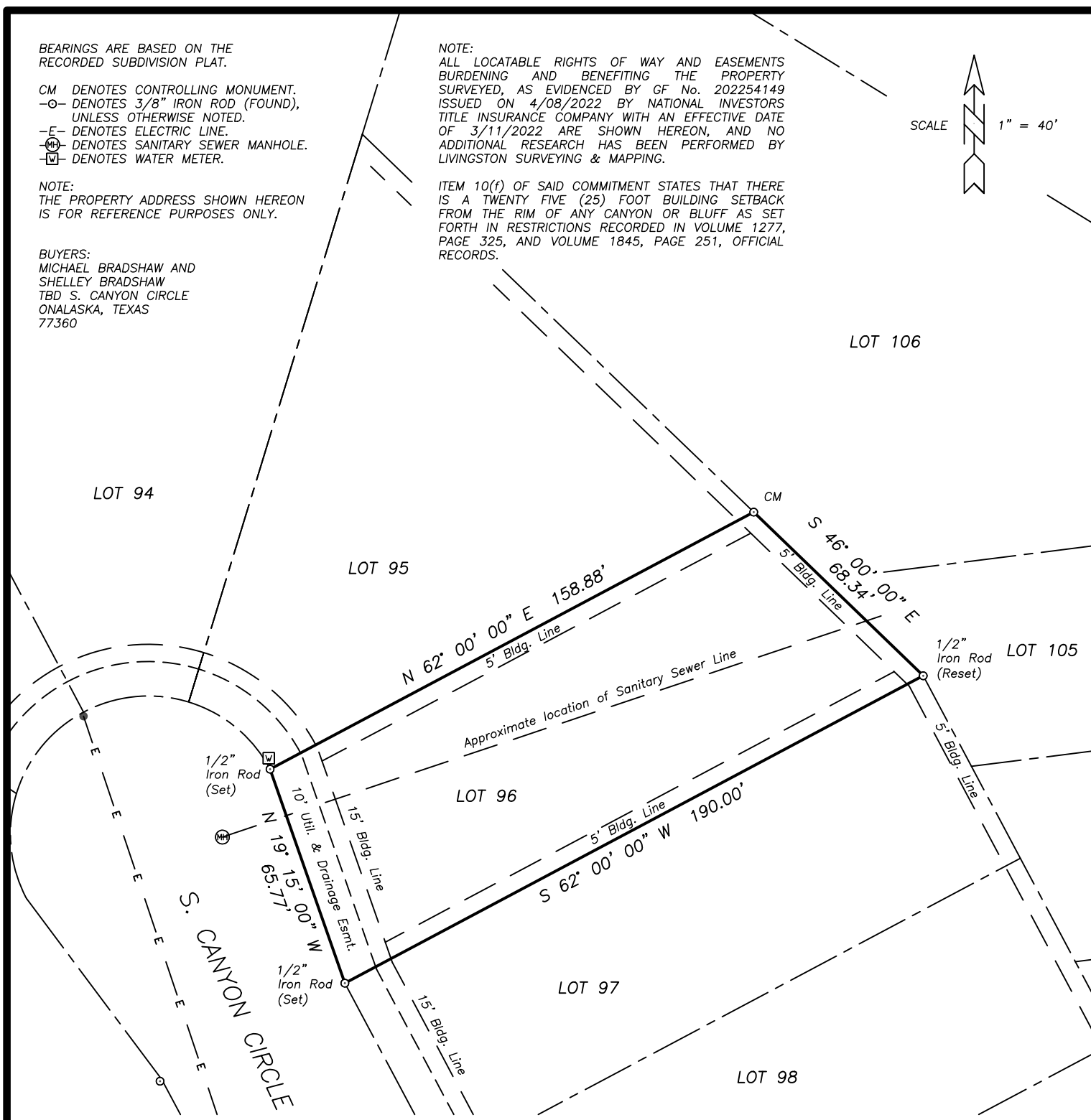
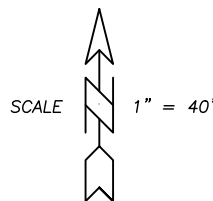
CM DENOTES CONTROLLING MONUMENT.
-○- DENOTES 3/8" IRON ROD (FOUND), UNLESS OTHERWISE NOTED.
-E- DENOTES ELECTRIC LINE.
-Ⓜ- DENOTES SANITARY SEWER MANHOLE.
-Ⓜ- DENOTES WATER METER.

NOTE:
THE PROPERTY ADDRESS SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY.

BUYERS:
MICHAEL BRADSHAW AND
SHELLEY BRADSHAW
TBD S. CANYON CIRCLE
ONALASKA, TEXAS
77360

NOTE:
ALL LOCATABLE RIGHTS OF WAY AND EASEMENTS BURDENING AND BENEFITING THE PROPERTY SURVEYED, AS EVIDENCED BY GF No. 202254149 ISSUED ON 4/08/2022 BY NATIONAL INVESTORS TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 3/11/2022 ARE SHOWN HEREON, AND NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY LIVINGSTON SURVEYING & MAPPING.

ITEM 10(f) OF SAID COMMITMENT STATES THAT THERE IS A TWENTY FIVE (25) FOOT BUILDING SETBACK FROM THE RIM OF ANY CANYON OR BLUFF AS SET FORTH IN RESTRICTIONS RECORDED IN VOLUME 1277, PAGE 325, AND VOLUME 1845, PAGE 251, OFFICIAL RECORDS.



• SURVEY PLAT SHOWING •

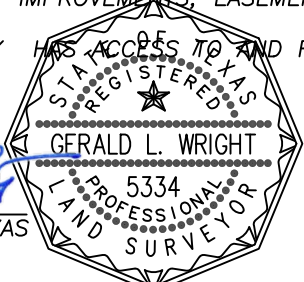
LOT NINETY SIX (96), SECTION TWO (2) OF CANYON PARK, A SUBDIVISION IN THE A. M. DE LA JARZA SURVEY, A-43, POLK COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 2 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.

TO THE LIEN HOLDER AND / OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:

I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: MAY 02, 2022

BY: *Gerald L. Wright*
GERALD L. WRIGHT, R.P.L.S. No. 5334, TEXAS
FIRM REGISTRATION No. 10128800



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