

NOTES:

- 1) BEARINGS BASED ON GRID TEXAS CENTRAL 4203, NAD 83 REFERENCE OBSERVED POINT.
- 2) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST CITIZEN TITLE, G.F. NO. 2023-95.
- 3) ADDRESS: 262 HIDEOUT CIRCLE, LIVINGSTON, TEXAS 77351.
- 4) BUILDER/CONTRACTOR MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
- 5) AFFIDAVIT TO THE PUBLIC FOR ON-SITE WASTEWATER TREATMENT SYSTEM RECORDED IN VOLUME 1700, PAGE 609 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY.
- 6) EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, ZONING ORDINANCES, SET BACK LINES, AND/OR DEDICATION OF ROADS, IF ANY, AS SHOWN ON THE PLAT OF LAKELAND HIDEAWAY SUBDIVISION, SECTION 4, AS RECORDED IN VOLUME 5, PAGE 15 PLAT RECORDS OF POLK, TEXAS, AND/OR RESTRICTIONS AS RECORDED IN VOLUME 269, PAGE 178, VOLUME 347, PAGE 389, VOLUME 1198, PAGE 308, VOLUME 2139, PAGE 573 AND VOLUME 2350, PAGE 263 OF THE DEED RECORDS OF POLK COUNTY, TEXAS.

LAKELAND HIDEAWAY,
SECTION 4
VOL. 5, PG. 15 P.C.P.R.

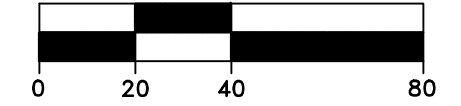
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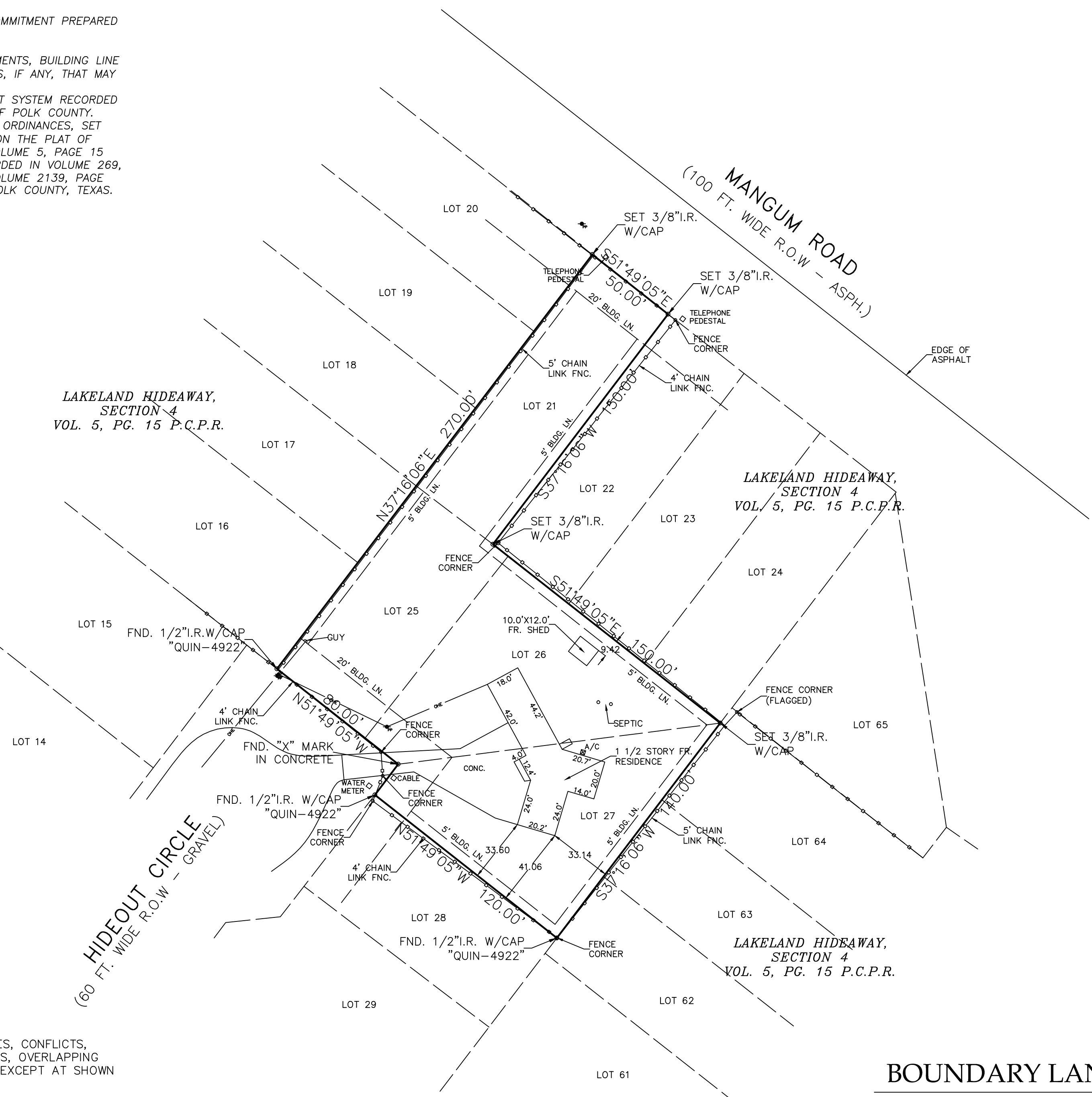
GRAPHIC SCALE

SCALE: 1" = 40'-0"



LEGEND:

AC.	- ACRES
B.L.	- BUILDING LINE
ESMT.	- EASEMENT
FC	- FIRM CODE
PCCF	- POLK COUNTY CLERKS FILE
PCDR	- POLK COUNTY DEED RECORDS
PCMR	- POLK COUNTY MAP RECORDS
R.O.W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
-○-○-	- FENCE



FLOOD INFORMATION
 *THIS TRACT OR LOT " IS NOT " IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE " X " AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480526, MAP No. 48373C, PANEL No. 0450C, DATED 09/03/2010.
 *THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

TITLE COMPANY:
CITIZEN TITLE
G.F. NO. 2023-95

OWNER(S):
RANDY BEAUSOLEIL
GRETCHEN BEAUSOLEIL

SURVEYOR:
TIMELINE SURVEY, LLC
C. PAUL JONES, SR.
P.O. BOX 701
FRIENDSWOOD, TEXAS 77549
PHONE: (713)473-3502
EMAIL: info@timelinesurvey.com

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
 THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARIES IN CONFLICT, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAYS AND EASEMENTS, EXCEPT AT SHOWN HEREON. SPEC. CAT. 1A, COND. II.

C. PAUL JONES, SR.
R.P.L.S. NO. 5480
REGISTRATION/LICENSE NO. 10194684
STATE OF TEXAS

BOUNDARY LAND TITLE SURVEY

OF 0.7781 ACRE OR 33,859.69 SQUARE FEET OF LAND BEING LOTS 21, 25, 26 & 27 OF LAKELAND HIDEAWAY, SECTION 4 RECORDED IN VOLUME 5, PAGE 15 OF THE POLK COUNTY PLAT RECORDS IN POLK COUNTY, TEXAS.

SCALE: 1" = 40' DATE: APRIL 19, 2023