

JAMES M. GOWDY
 PAULA K. MCINTYRE
 10.30 ACRE TRACT
 TRACT 2
 1505/607 PCOR

NE COR. 10.894 AC. TR.
 SE COR. 10.30 AC. TR.
 FND. 1/2" IRON ROD

RESIDUE 10.894 ACRE TRACT

1.00 ACRE

KATE LOWE ROAD

MID-POINT ON NORTH
 LINE OF 4.483 AC. TR.
 FND. 1/2" IRON ROD

N88°27'24"W 266.08'

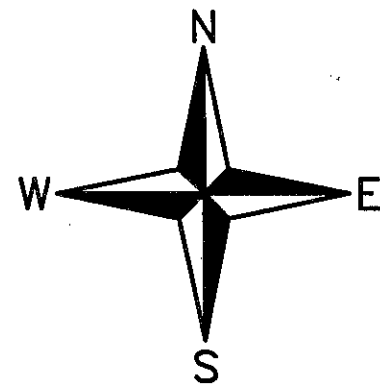
SET 5/8"
 IRON ROD

SET 5/8"
 IRON ROD

N88°27'24"W 295.77'

NE COR. 4.483 AC. TR.
 FND. 1/2" IRON ROD

ANTHONY WAYNE BENNETT
 WENDY LOU BENNETT
 4.483 ACRE TRACT
 1654/509 PCOR



SCALE: 1" = 50'

PLAT OF 1.00 ACRE IN THE JOSEPH MORGAN SURVEY, A-56, POLK COUNTY, TEXAS AND BEING PART OF A 10.894 ACRE TRACT CONVEYED BY LAURA VIRGINIA BURNHAM TO JAMES MICHAEL GOWDY AND PAULA MCINTYRE BY DEED DATED OCTOBER 7, 2013 AND RECORDED IN VOLUME 1918, PAGE 772 OF THE POLK COUNTY OFFICIAL RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE UPON THE GROUND OF THE LAND SHOWN HEREON, THAT SAID SURVEY WAS MADE UNDER MY SUPERVISION, THAT SAID LAND HAS ACCESS TO AND FROM A COUNTY MAINTAINED ROADWAY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM PROFESSIONAL AND TECHNICAL STANDARDS FOR LAND SURVEYS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SURVEYED: OCTOBER 2 & 6, 2023

Alan Cook
 ALAN COOK, RPLS NO. 5368
 COOK LAND SURVEYING ENT., LLC
 110 EAST ABBEY ST.
 LIVINGSTON, TX 77351
 (936) 327-8164
 COOKSURVEYING@LIVINGSTON.NET
 FIRM CERTIFICATION NO. 10020800



NOTE : 5/8" IRON RODS SET FOR THIS SURVEY HAVE A YELLOW CAP STAMPED "RPLS 5368".

NOTE : THE BEARINGS FOR THIS SURVEY ARE BASED UPON DEED CALL FOR THE EAST LINE OF SAID 10.894 ACRE TRACT.

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

NOTE : THIS PLAT ACCOMPANIES A FIELDNOTE DESCRIPTION OF THIS 1.00 ACRE PREPARED THIS DATE.

FIELDNOTES of 1.00 Acre in the Joseph Morgan Survey, A-56, Polk County, Texas and being part of a 10.894 Acre Tract conveyed by Laura Virginia Burnham to James Michael Gowdy and Paula McIntyre by deed dated October 7, 2013 and recorded in Volume 1918, Page 772 of the Polk County Official Records. Said 1.00 Acre being more particularly described as follows :

BEGINNING at the Northeast corner of a 4.483 Acre Tract conveyed to Anthony Wayne Bennett and Wendy Lou Bennett by deed recorded in Volume 1654, Page 509 of said Official Records, found a 1/2" iron rod for corner in the East Line of said 10.894 Acre Tract and the West right of way of Kate Lowe Road, a county maintained roadway;

THENCE with the North Line of said 4.483 Acre Tract, N88°27'24"W 295.77 feet to a 5/8" iron rod set for corner from which a 1/2" iron rod found for a mid-point on the North Line of said 4.483 Acre Tract bears N88°27'24"W 266.08 feet;

THENCE across and severing said 10.894 Acre Tract, N00°04'25"E 134.89 feet to a 5/8" iron rod set for corner;

THENCE N86°43'43"E, at 98.52 feet pass a chainlink fence corner, at 198.12 feet pass a chainlink fence corner, and continue on same course a total distance of 296.18 feet to a 5/8" iron rod set for corner in the East Line of said 10.894 Acre Tract and said West right of way from which a 1/2" iron rod found for the Northeast corner of said 10.894 Acre Tract and the Southeast corner of a 10.30 Acre Tract, Tract 2, conveyed to James M. Gowdy and Paula K. McIntyre by deed recorded in Volume 1505, Page 607 of said Official Records bears N00°04'25"E 71.81 feet;

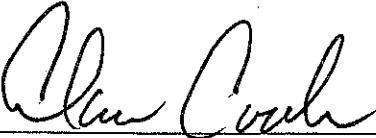
THENCE with the East Line of said 10.894 Acre Tract and said West right of way, S00°04'25"W 159.76 feet to the Place of Beginning and containing 1.00 Acre of Land.

Bearings described herein are based upon deed call for the East Line of said 10.894 Acre Tract.

5/8" iron rods set for this survey have a yellow cap stamped "RPLS 5368".

This fieldnote description accompanies a plat of this 1.00 Acre prepared this date.

Surveyed : October 2 & 6, 2023


Alan Cook, Registered Professional
Land Surveyor, No. 5368

