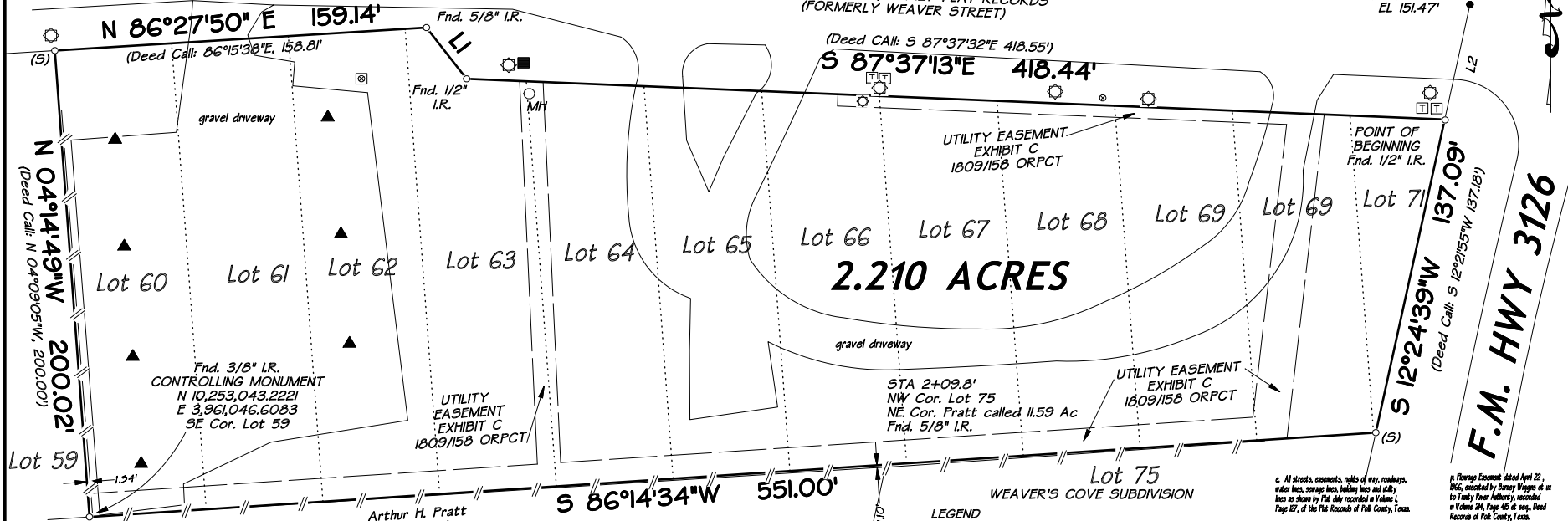


LINE	BEARING	DISTANCE
L1	S 38°04'33"E	27.84'
L2	S 12°23'03"W	50.33'

WEAVER COVE

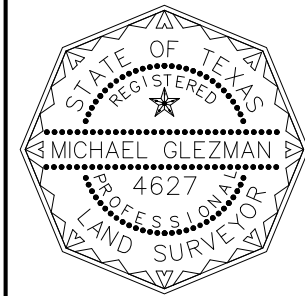
50' R-O-W VOL. 1, PG. 127 PLAT RECORDS
(FORMERLY WEAVER STREET)

Fnd. 5/8" I.R. w/
Cap "5368"
CONTROLLING MONUMENT
N 10,253,262.3707
E 3,961,636.6790
EL 151.47'



2.210 ACRES

F.M. HWY 3126



SURVEY DATE: June 1, 2021
REVISED: 07/05/2021
BM21-0064
Rick Milne

SURVEY OF 2.210 ACRES OF LAND, SITUATED IN THE WILLIAM BEAZLEY SURVEY, ABSTRACT NO. 4, IN POLK COUNTY, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND CALLED 2.21 ACRES, CONVEYED FROM BEACON BAY MARINA, LLC, TO OLD RIVER ROAD HOLDINGS, LLC, IN DEED RECORDED IN VOLUME 221, PAGE 399 OFFICIAL PUBLIC RECORDS, POLK COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS ALL OF LOTS 60 THROUGH 70 AND PART OF LOT 71, WEAVER'S COVE SUBDIVISION, THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 127, POLK COUNTY PLAT RECORDS.

BOUNDARY MANAGEMENT, LLC
TBPFLS FIRM NO. 10194650
15650 Walden Road
Montgomery, Texas 77356
936-449-0714
Boundarymanagementllc@gmail.com

Michael Glezman
MICHAEL GLEZMAN, R.P.L.S. 4627

I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3 TSPS LAND TITLE SURVEY.

- LEGEND**
- Concrete Monument
 - Electrical Transformer
 - Gas Meter
 - Fire Hydrant
 - Monument
 - Property Corner
 - Light Pole
 - Manhole
 - Power Pole
 - Cable Box
 - Storm Inlet
 - Telephone Pedestal
 - RV Hook-up
 - Tree
 - Valve Box
 - Water Meter
 - Fence

- NOTES**
1. Plat Scale 1" = 50'
 2. The bearings for this survey are based on the Texas Coordinate System of 8303, Central Zone. All distances and coordinates are ground.
 3. Roads dedicated by recorded plat (record deed) unless otherwise noted.
 4. The plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Company under CD No. 20094044 effective date 08/02/2021. This surveyor has not abstracted the subject property.
 5. 50' Iron Rods with survey cap marked "Glezman 4627" set at all property corners unless otherwise noted.

- All streets, easements, rights of way, roadways, water lines, sewage lines, holding lines and utility lines as shown by the plat recorded in Volume 1, Page 27, of the Plat Records of Polk County, Texas.
- Twenty (20) foot holding setback from front of lot and five (5) foot holding setback from side lot line as set forth in Restrictions recorded in Volume 297, Page 850 et seq., Deed Records, Polk County, Texas.
- Reservation by Developer Danney Wiggins, his heirs and assigns, by Restrictions recorded in Volume 297, Page 850 et seq., Deed Records, Polk County, Texas, to grant to any public utility company, municipality or water company easements for utility line construction and maintenance and surface water drainage upon any part of the lots in Weaver Cove Subdivision.
- Restrictions, covenants, reservations, easements, liens, charges and fees as set out in instrument recorded in Volume 297, Page 850 et seq., Deed Records, and amended in Volume 705, Page 700 et seq., Official Records, Polk County, Texas, including but not limited to the following: A. Holding lines; B. Holding requirements; C. Utility easements; D. Drainage easements; E. Maintenance fees.
- Twenty five (25) foot roadway easement reserved for the benefit of Polk County is deed dated July 14, 1966 from Danney Wiggins to Charles A. Carter, recorded in Volume 267, Page 894 et seq., Deed Records, Polk County, Texas. Title to said interest not divided subsequent to date of street dedication.
- Flowage Easement dated April 22, 1966, executed by Danney Wiggins et al to Trinity River Authority, recorded in Volume 294, Page 462 et seq., Deed Records of Polk County, Texas.
- Joint Use Agreement dated February 16, 1995, between Charles A. Carter and The Trinity River Authority of Texas, recorded in Volume 405, Page 689 et seq., Official Records, Polk County, Texas.
- Easement dated October 31, 2011, executed by Beacon Bay Marina LLC to Sun Electric Electric Cooperative, Inc., recorded in Volume 830, Page 68 et seq., Official Records of Polk County, Texas.
- Easement dated April 15, 1974, executed by Charles A. Carter to The Trinity River Authority of Texas, recorded in Volume 294, Page 56 et seq., Deed Records of Polk County, Texas.