

LAKE LIVINGSTON

JOHN BURGESS SURVEY
A-7

WOOD BULKHEAD

YAUPON COVE MOBILE HOME
SECTION 5
VOL. 4, PG. 59
P.R.P.C.T.

RESERVE

LOT 72

YAUPON COVE MOBILE HOME
SECTION 5
VOL. 4, PG. 59
P.R.P.C.T.

LOT 71

S66° 44' 27"W 4.35'
0.37 ACRES

YAUPON COVE SUBDIVISION
VOL. 3, PG. 35
P.R.P.C.T.

LOT 29
BLOCK 5

LOT 30
BLOCK 5

LOT 70

SCHEDULE 'B' NOTES:

- 10(a) - AS SHOWN ON PLAT
- 10(r) - AS SHOWN ON PLAT
- 10(s) - AS SHOWN ON PLAT
- 10(t) - AS SHOWN ON PLAT
- 10(u) - AS SHOWN ON PLAT
- 10(v) - AS SHOWN ON PLAT
- 10(w) - AS SHOWN ON PLAT
- 10(cc) - DOES NOT CROSS OR TOUCH THIS TRACT
- 10(dd) - DOCUMENT DOES NOT REFERENCE SUBJECT TRACT
- 10(ee) - DOES NOT CROSS OR TOUCH THIS TRACT
- 10(ff) - DOES NOT CROSS OR TOUCH THIS TRACT
- 10(ii) - APPARENT BLANKET EASEMENT
- 10(oo) - AS SHOWN ON PLAT
- 10(pp) - DOES NOT CROSS OR TOUCH THIS TRACT
- 10(rr) - AS SHOWN ON PLAT
- 10(ss) - AS SHOWN ON PLAT
- 10(uu) - DUPLICATE OF ITEM 10(w)
- 10(vv) - DUPLICATE OF ITEM 10(v)
- 10(yy) - DOES NOT CROSS OR TOUCH THIS TRACT

YAUPON COVE SUBDIVISION
VOL. 3, PG. 35
P.R.P.C.T.

LOT 28
BLOCK 5

Curve Table

Curve Number	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.17'	30.00'	44°14'59"	N40° 46' 44"E	22.60'

POB
5/8" IRF
N: 10304329.15
E: 3942823.94

LAUREL LANE
(40' R.O.W.)
CALLED EASEMENT
V. 806P.164
V. 806P.176
D.R.T.C.T.

TITLE SURVEY OF
LOT 29, BLOCK 5

YAUPON COVE SUBDIVISION
VOL. 3, PG. 35
P.R.T.C.T.

AND
LOT 72

YAUPON COVE MOBILE HOME SUBDIVISION,
SECTION 5
VOL. 4, PG. 59
P.R.T.C.T.

IN THE
JOHN BURGESS SURVEY,
ABSTRACT 7
POLK COUNTY, TEXAS

LEGEND

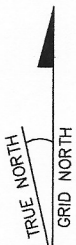
- BSL - BUILDING SETBACK LINE
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET W/CAP "S&J INC."
- OHE - OVERHEAD ELECTRIC
- POB - POINT OF BEGINNING
- PP - POWER POLE
- TJB - TELEPHONE JUNCTION BOX
- WM - WATER METER

NOTE:

Survey performed in association with Chicago Title Insurance Company commitment for Title Insurance GF No. 112714-GAT74, dated September 1, 2021. All bearings, distances, and acreages are grid and are referenced to the State Plane Coordinate System, NAD83, Texas Central Zone, U. S. Survey feet. Mapping angle for this project is +02° 42' 09" and the scale factor is 0.999886207.

I, Daniel J. Warrick, do hereby certify that this plat reflects an actual survey made on the ground and according to law, and that the limits, boundaries, and corners are truly described just as I found or set them. Given under my hand and seal this 10th day of September, 2021.

Daniel J. Warrick
Daniel J. Warrick
Registered Professional Land Surveyor No. 6535



SCALE: 1" = 30'

20210810 DJW

TEXAS SURVEYORS

Daniel J. Warrick, R.P.L.S.
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