

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

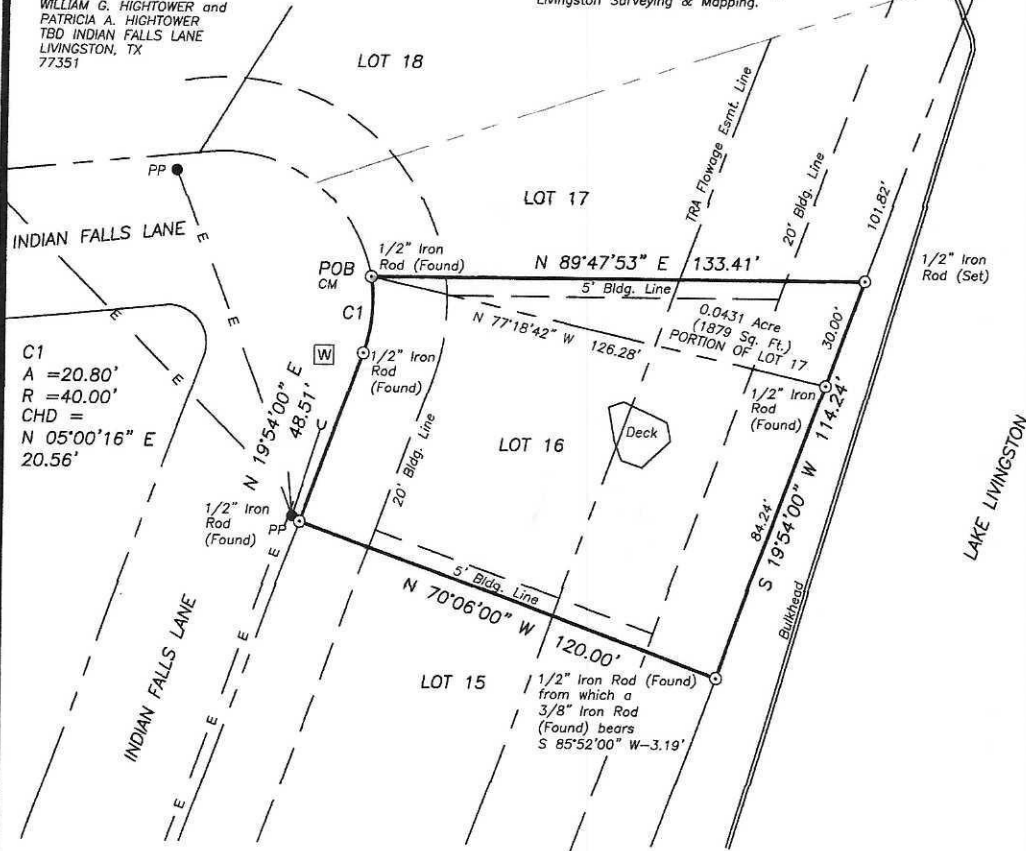
CM DENOTES CONTROLLING MONUMENT.
-E- DENOTES ELECTRIC LINE.

THIS SURVEY DOES NOT CERTIFY TO ANY PROPERTY ADDRESS.

BUYER:
WILLIAM G. HIGHTOWER and
PATRICIA A. HIGHTOWER
TBD INDIAN FALLS LANE
LIVINGSTON, TX
77351

NOTE:
Reference Commitment for Title Insurance issued by Chicago Title Insurance Company, GF No. 202049026, having an effective date of May 01, 2020 and an issue date of May 13, 2020. No further research for easements or encumbrances was performed by Livingston Surveying & Mapping.

SCALE 1" = 40'



• SURVEY PLAT SHOWING •

ALL OF LOT SIXTEEN (16), AND A 0.0431 ACRE PORTION OF LOT SEVENTEEN (17), BLOCK FIVE (5) OF INDIAN HILL NO. 2, A SUBDIVISION SITUATED IN THE A. VIESCA SURVEY, A-78, POLK COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 36 AND VOLUME 2, PAGE 40 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 7, 2020

BY:

Gerald L. Wright
GERALD L. WRIGHT, R.P.L.S. No. 5334, TEXAS
FIRM REGISTRATION No. 10128600



COPYRIGHT 2020 LIVINGSTON SURVEYING & MAPPING CORPORATION. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND IT IS NOT TO BE REPRODUCED, ALTERED OR REUSED FOR ANY SUBSEQUENT TRANSACTION.

LIVINGSTON SURVEYING & MAPPING

P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/327-3816

METES & BOUNDS DESCRIPTION
A. VIESCA SURVEY, A-78
POLK COUNTY, TEXAS
0.0431 ACRE

ALL THAT CERTAIN 0.0431 ACRE (1879 SQUARE FEET) OF LAND, BEING A PORTION OF LOT SEVENTEEN (17), BLOCK FIVE (5) OF INDIAN HILL NO. 2, A SUBDIVISION SITUATED IN THE A. VIESCA SURVEY, A-78, POLK COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 36 AND VOLUME 2, PAGE 40 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of Lot 17, the northwest corner of Lot 16, and the west corner of the herein described tract, on the east right of way line of Indian Falls Lane;

THENCE N 89°47'53" E 133.41 feet severing Lot 17 to a ½ inch iron rod set on the fee taking line of Lake Livingston and the east line of Lot 17 for the northeast corner of the herein described tract, from which the northeast corner of Lot 17 bears N 19°54'00" E 101.82 feet;

THENCE S 19°54'00" W 30.00 feet along the fee taking line of Lake Livingston, to a ½ inch iron rod found for the southeast corner of Lot 17, the herein described tract, and the northeast corner of Lot 16;

THENCE N 77°18'42" W 126.28 feet along the south line of Lot 17 and the north line of Lot 16 to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 0.0431 ACRE (1879 SQUARE FEET) OF LAND.**

The bearings recited herein are based on the recorded subdivision plat. This description was prepared from an actual survey made on the ground under my supervision on May 7, 2020.

LIVINGSTON SURVEYING & MAPPING CORPORATION
LIVINGSTON, TEXAS

By:



GERALD L. WRIGHT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5334
FIRM REGISTRATION NO. 10128800

