

SCALE: 1" = 50'

A MINOR SUBDIVISION PLAT OF "MARSTON MANOR"

A SUBDIVISION OF 1.767 ACRES IN THE FRANCIS MELLOW SURVEY, A-51, POLK COUNTY, TEXAS AND BEING ALL OF A CALLED 2.0 ACRE TRACT CONVEYED BY KENNETH WALDREP TO BOB M. BURKHALTER, JR. AND PAN AMERICAN PROPERTIES, LLC BY DEED DATED AUGUST 4, 2022 AND RECORDED IN VOLUME 2433, PAGE 327 OF THE POLK COUNTY OFFICIAL RECORDS.

THE STATE OF TEXAS)
COUNTY OF POLK)

KNOWN ALL MEN BY THESE PRESENTS, THAT I, ALAN COOK, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE POLK COUNTY SUBDIVISION REGULATIONS AND I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE LAND MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SURVEYED : OCTOBER 20, 2022

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



TO THE BEST OF MY KNOWLEDGE THERE ARE NO WELLS PRESENT ON THE LAND SHOWN HEREON.

LILLA CRISWELL
3 ACRE TRACT
277/564 PCOR
(UNDEVELOPED)

THIS SUBDIVISION CONSISTS OF 3 (THREE) TRACTS. ONLY 1 (ONE) SINGLE FAMILY DETACHED DWELLING IS ALLOWED PER TRACT. ALL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITIES ON THEIR PROPERTIES. ALL PROPERTY OWNERS SHALL FOLLOW COUNTY MANDATES AND PERMITTING REQUIREMENTS AS APPEARS IN THE POLK COUNTY, TEXAS SUBDIVISION REGULATIONS, ADOPTED AUGUST 25, 2020 AND AMENDED MAY 25 & NOVEMBER 9, 2021.

AS PER COMMUNITY PANEL NO. 480526 0325 C OF THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 3, 2010, THIS LAND IS NOT LOCATED IN ZONE A, A SPECIAL FLOOD HAZARD AREA.

- DENOTES 5/8" IRON RODS WITH YELLOW CAPS STAMPED "RPLS NO. 5368" SET FOR CORNERS EXCEPT AS SHOWN.

THE LAND SHOWN HEREON IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY.

PCOR : POLK COUNTY OFFICIAL RECORDS

FIELDNOTES OF 1.767 ACRES IN THE FRANCIS MELLOW SURVEY, A-51, POLK COUNTY, TEXAS AND BEING ALL OF A CALLED 2.0 ACRE TRACT CONVEYED BY KENNETH WALDREP TO BOB M. BURKHALTER, JR. AND PAN AMERICAN PROPERTIES, LLC BY DEED DATED AUGUST 4, 2022 AND RECORDED IN VOLUME 2433, PAGE 327 OF THE POLK COUNTY OFFICIAL RECORDS. SAID 1.767 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE NORTHEAST CORNER OF SAID 2.0 ACRE TRACT AND THE LOWER NORTHWEST CORNER OF A 78.84 ACRE TRACT CONVEYED TO EVELYN HUNTER TAYLOR AND BRYANT S. HUNTER BY DEED RECORDED IN VOLUME 1258, PAGE 99 OF SAID OFFICIAL RECORDS, FOUND A 1/2" IRON ROD FOR CORNER IN THE SOUTH LINE OF A 3 ACRE TRACT CONVEYED TO LILLA CRISWELL BY DEED RECORDED IN VOLUME 277, PAGE 564 OF THE POLK COUNTY DEED RECORDS FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3 ACRE TRACT BEARS S88°40'35"E 94.11 FEET;

THENCE WITH THE EAST LINE OF SAID 2.0 ACRE TRACT AND THE LOWER WEST LINE OF SAID 78.84 ACRE TRACT, S34°03'57"W, AT 538.20 FEET PASS A 1/2" IRON ROD FOUND FOR REFERENCE AND CONTINUE ON SAME COURSE A TOTAL DISTANCE OF 545.12 FEET TO THE SOUTHEAST CORNER OF SAID 2.0 ACRE TRACT, SET A 5/8" IRON ROD FOR CORNER IN THE NORTH LINE OF A 19.908 ACRE TRACT CONVEYED TO EQUITY TRUST COMPANY BY DEED RECORDED IN VOLUME 2393, PAGE 588 OF SAID OFFICIAL RECORDS;

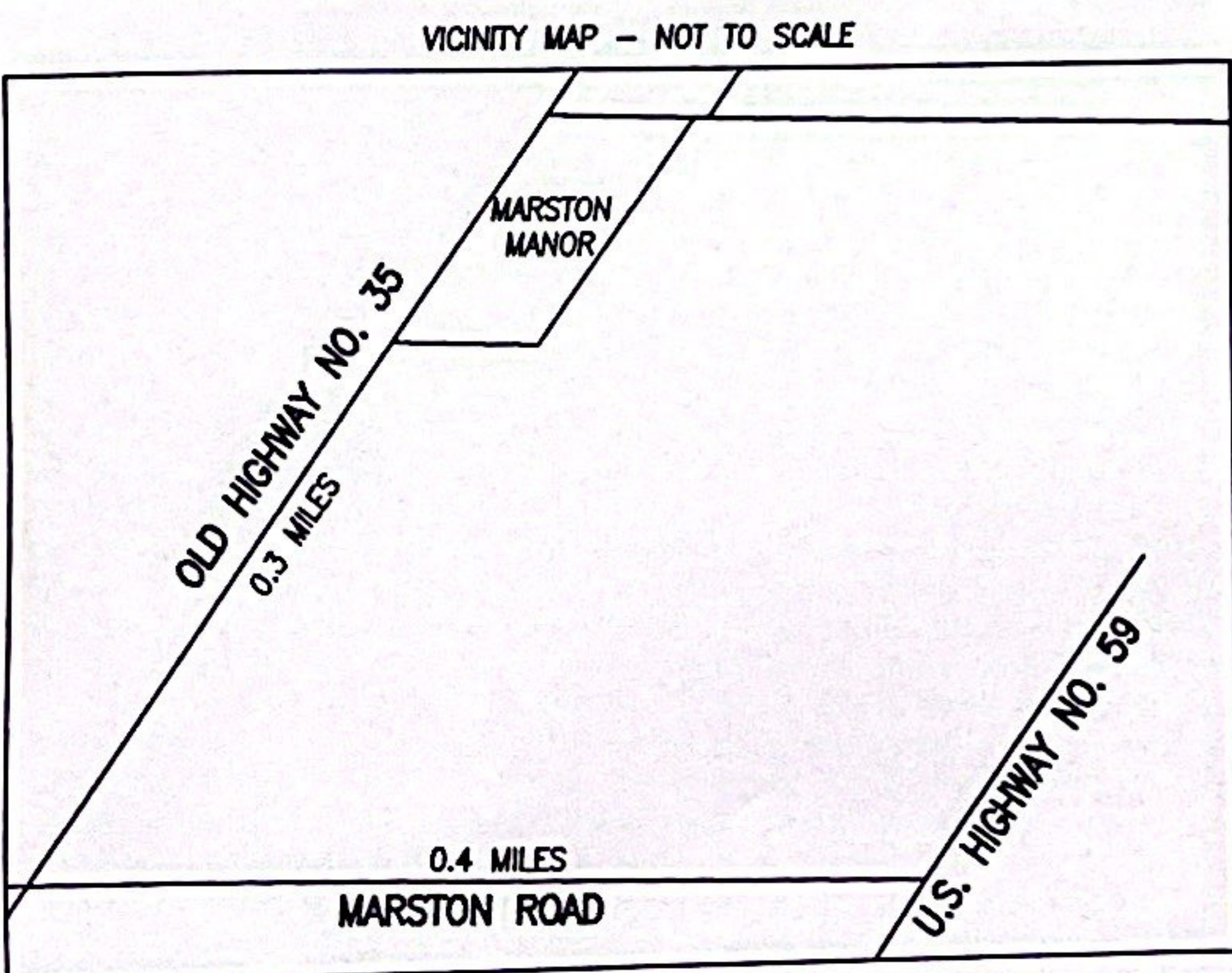
THENCE WITH THE SOUTH LINE OF SAID 2.0 ACRE TRACT AND THE NORTH LINE OF SAID 19.908 ACRE TRACT, N89°38'41"W 169.31 FEET TO THE SOUTHWEST CORNER OF SAID 2.0 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 19.908 ACRE TRACT, FOUND A 3"x3" CONCRETE MONUMENT FOR CORNER IN THE EAST RIGHT OF WAY OF OLD HIGHWAY NO. 35, A COUNTY MAINTAINED ROADWAY;

THENCE WITH THE WEST LINE OF SAID 2.0 ACRE TRACT AND SAID EAST RIGHT OF WAY, N34°03'57"E 548.52 FEET TO THE NORTHWEST CORNER OF SAID 2.0 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 3 ACRE TRACT, SET A 5/8" IRON ROD FOR CORNER;

THENCE WITH THE NORTH LINE OF SAID 2.0 ACRE TRACT AND THE SOUTH LINE OF SAID 3 ACRE TRACT, S88°40'35"E 167.45 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.767 ACRES OF LAND.

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

FILED FOR RECORD
This 14th day of Feb 2023
At 11:35 o'clock A.M.
SCHELANA HOCK
County Clerk, Polk County Texas
By *Kendy Jimm*



EQUITY TRUST COMPANY
19.908 ACRE TRACT
2393/588 PCOR
(UNDEVELOPED)

EVELYN HUNTER TAYLOR
AND
BRYANT S. HUNTER
78.84 ACRE TRACT
1258/99 PCOR
(UNDEVELOPED)

THE STATE OF TEXAS)
COUNTY OF POLK)

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, BOB M. BURKHALTER, JR., INDIVIDUALLY, ADDRESS : 207 S. MARSH, LIVINGSTON, TX 77351 AND GARY B. DAVIS, PRESIDENT OF PAN AMERICAN PROPERTIES, LLC, ADDRESS : 408 N. JACKSON, LIVINGSTON, TX 77351, OWNERS/SUBDIVIDERS/DEVELOPERS OF 1.767 ACRES OF LAND OUT OF THE FRANCIS MELLOW SURVEY, A-51, POLK COUNTY, TEXAS AS CONVEYED TO US BY DEED DATED AUGUST 4, 2022 AND RECORDED IN VOLUME 2433, PAGE 327 OF THE POLK COUNTY OFFICIAL RECORDS, DO HEREBY SUBDIVIDE SAID 1.767 ACRES TO BE KNOWN AS MARSTON MANOR SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY SHOWN HEREON THE USE OF THE ROAD AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS, THIS THE 7th DAY OF February, A.D., 2023

Bob M. Burkhalter, Jr.
BOB M. BURKHALTER, JR.

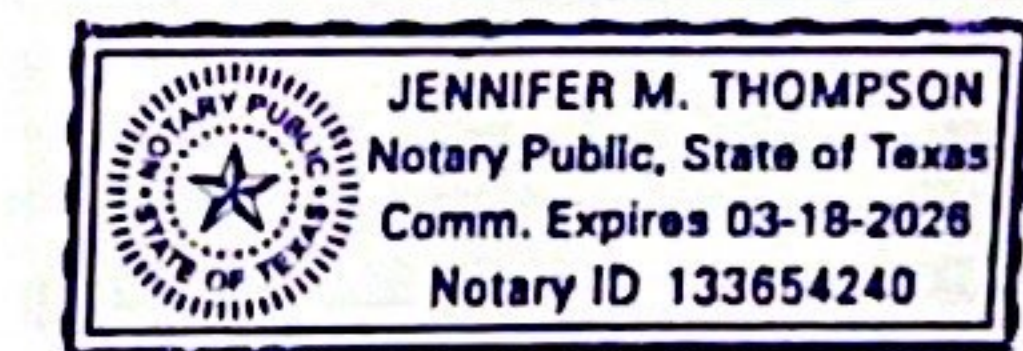
Gary B. Davis
GARY B. DAVIS, PRESIDENT, PAN AMERICAN PROPERTIES, LLC

THE STATE OF TEXAS)
COUNTY OF POLK)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOB M. BURKHALTER, JR., AND GARY B. DAVIS, PRESIDENT OF PAN AMERICAN PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7th DAY OF Feb, A.D., 2023.

Jennifer M. Thompson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



I, SCHELANA HOCK, COUNTY CLERK OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 14th DAY OF February, A.D., 2023, THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK 13, PAGE 295.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF February, A.D., 2023.

Guylene Robertson
GUYLENE ROBERTSON
COMMISSIONER, PCT. 1

Mark Dubose
MARK DUBOSE
COMMISSIONER, PCT. 2

Milton Purvis
MILTON PURVIS
COMMISSIONER, PCT. 3

Jerry Cassity
JERRY CASSITY
COMMISSIONER, PCT. 4

ATTEST :
Stoh
COUNTY CLERK

THE STATE OF TEXAS)
COUNTY OF POLK)

I, SCHELANA HOCK, COUNTY CLERK OF THE COURT OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF Feb, 2023 AT 11:35 O'CLOCK A.M., AND DULY RECORDED ON THE 14th DAY OF Feb, A.D., 2023 AT 11:35 O'CLOCK A.M., IN THE PLAT RECORDS OF POLK COUNTY, TEXAS, IN VOLUME 13, PAGE 295.

WITNESS MY HAND AND SEAL OF OFFICE THE 14th DAY OF Feb, A.D., 2023.

Schelana Hock
SCHELANA HOCK, COUNTY CLERK
POLK COUNTY, TEXAS

BY: *Kendy Jimm*
DEPUTY