



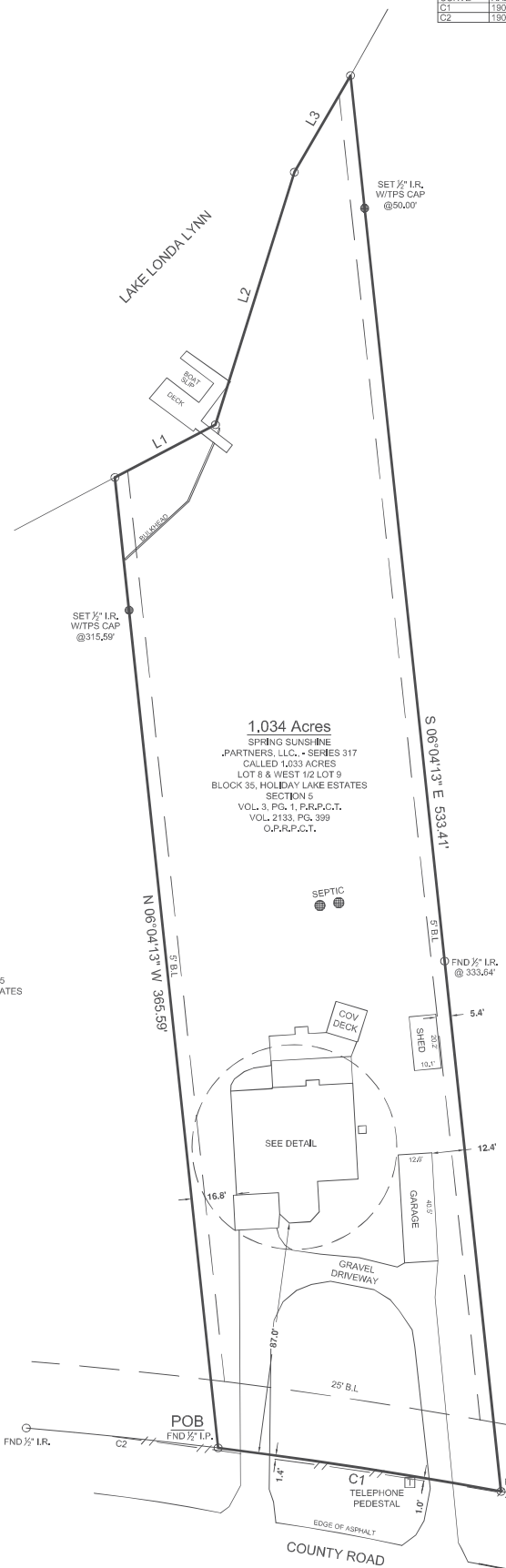
SYMBOL LEGEND

- p- Overhead Power Line
- G- Guy Wire
- // Vinyl Fence
- XXX- Wrought Iron Fence
- XX- Chainlink Fence
- X- Wire Fence
- * Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TFS Cap
- Fad Iron Rod

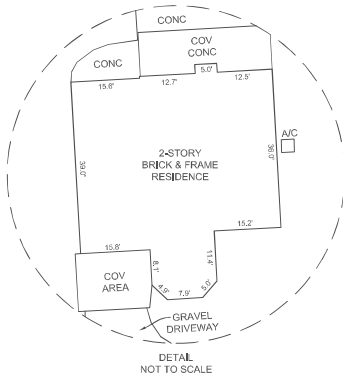
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1908.35'	107.24'	107.22'	N 81° 15' 55" W	3° 13' 05"
C2	1908.35'	172.25'	172.24'	N 84° 04' 45" W	2° 10' 05"

LINE	BEARING	DISTANCE
L1	N 62° 15' 47" E	42.52'
L2	N 17° 21' 47" E	39.07'
L3	N 30° 07' 47" E	41.01'

AUGUSTIN VIESCA SURVEY
ABSTRACT No. 77



1.034 Acres
 SPRING SUNSHINE
 PARTNERS, L.L.C., SERIES 317
 CALLED 1.033 ACRES
 LOT 8 & WEST 1/2 LOT 9
 BLOCK 35, HOLIDAY LAKE ESTATES
 SECTION 5
 VOL. 3, PG. 1, P.R.P.C.T.
 VOL. 2133, PG. 399
 O.P.R.P.C.T.



CARLE LEE AND
 KAREN LEE
 CALLED 1.34 ACRES
 VOL. 2232, PG. 148
 O.P.R.P.C.T.

LOT 7, BLOCK 35
 HOLIDAY LAKE ESTATES
 SECTION 5
 VOL. 3, PG. 1
 P.R.P.C.T.

Surveyor has relied on information provided by:
 Stewart Title Guaranty Company
 C.F. No. 202225
 Effective date: November 18, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B. of said Title Commitment

- 1) Those as per Item 1, Schedule B. of said Title Commitment,
- 2) R.O.W., easement and Water agreement to Donald N. Gay, per Vol. 196, Pg. 523, D.R.P.C.T. (unable to plot)
- 3) Pipeline R.O.W. to Tennessee Gas and Transmission Company, per Vol. 127, Pg. 476, D.R.P.C.T. (unable to plot)

BOUNDARY & IMPROVEMENT SURVEY

BEING a 1.034 acre tract situated in the Augustin Viesca Survey, Abstract No. 77, Polk County, Texas, being all of that certain called 1.033 acre tract described as Lot 8 and the west one-half (1/2) of Lot 9 according to the map or plat thereof recorded in Volume 3, Page 1 of the Plat Records of Polk County, Texas (P.R.P.C.T.) in instrument to Spring Sunshine Partners, L.L.C., Series 317, recorded in Volume 2133, Page 399 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 1.034 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 4837300600C having an effective date 08/03/2010.
 Job No.: S288-495
 Scale: 1"=30'
 Date: 01/09/2021
 Drawn By: DJC
 Field Crew: JKH
 Revised:

Purchaser: Ann Marie Hidalgo & Karen Mae Hysell
 Address: 317 County Road, Goodrich, Tx 77335
 Lot: _____ Block: _____ Section: _____
 Survey: Augustin Viesca A 77
 Area: 1.034 Acres
 Subdivision: _____
 Cabinet: _____ Sheet: _____ Records: _____
 Polk County, Texas

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings, the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

[Signature]
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524



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