

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

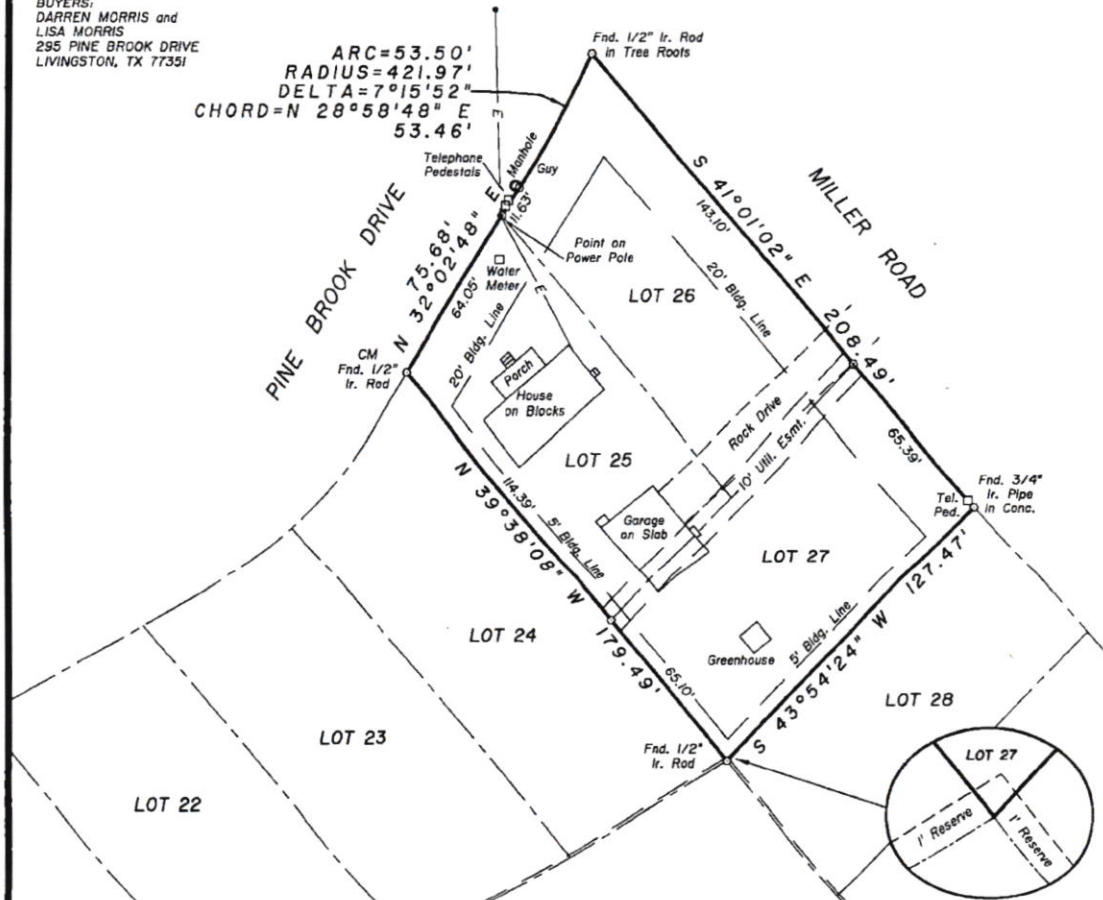
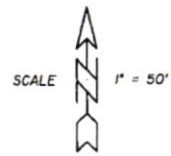
CM DENOTES CONTROLLING MONUMENT.

-O- DENOTES 1/2" IRON ROD SET, EXCEPT AS NOTED.

-E- DENOTES ELECTRIC LINE.

NOTE: THIS SURVEY DOES NOT CERTIFY TO ANY PROPERTY ADDRESS SHOWN.

BUYERS:  
DARREN MORRIS and  
LISA MORRIS  
295 PINE BROOK DRIVE  
LIVINGSTON, TX 77351



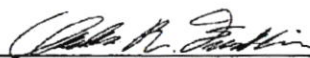
**SURVEY PLAT SHOWING**

LOTS TWENTY-FIVE (25), TWENTY-SIX (26) AND TWENTY-SEVEN (27), BLOCK THREE (3), SECTION TWO (2) OF PINE SHADOWS SUBDIVISION SITUATED IN THE JAMES SMITH SURVEY, A-527, POLK COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 38 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, CHARLES R. FRANKLIN, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1958, 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, RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: MAY 13, 2022 AND SEPTEMBER 26, 2022

BY:   
CHARLES R. FRANKLIN, R.P.L.S. No. 1958, TEXAS  
FIRM REGISTRATION No. 10128800



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