



SURVEY FOR THOMAS SOBEY OF LAKE LIVINGSTON VILLAGE SECTION 3 LOTS 146 AND 147, A SUBDIVISION IN POLK COUNTY, TEXAS, AS SHOWN ON A PLAT AS RECORDED IN VOLUME 10, PAGE 18 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.

SCHEDULE B ITEMS AS PER COMMUNITY TITLE:  
EFFECTIVE DATE: FEBRUARY 24, 2023 5:00 PM  
ISSUED DATE: MARCH 13, 2023  
GF NO. 23-30122-PC

ALL STREETS, EASEMENTS, RIGHTS OF WAY, ROADWAYS, WATER LINES, SEWAGE LINES, BUILDING LINES AND UTILITY LINES AS SHOWN BY PLAT DULY RECORDED IN VOLUME 10, PAGE 18, OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.

TEN (10) FOOT BUILDING LINE SETBACK LINE FROM THE FRONT LOT LINE, TEN (10) FOOT BUILDING SETBACK FROM THE REAR LOT LINE AND FIVE (5) FOOT BUILDING SETBACK FROM SIDE LOT LINE OR SIDE STREET AS SET FORTH IN RESTRICTIONS RECORDED IN VOLUME 566, PAGE 636, OFFICIAL RECORDS, POLK COUNTY, TEXAS.

TEN (10) FOOT UTILITY EASEMENT ALONG STREETS AND ACROSS REAR OF LOTS AND FIVE (5) FOOT UTILITY EASEMENTS ALONG SIDE LOT LINES AS SET FORTH IN RESTRICTIONS RECORDED IN VOLUME 566, PAGE 636, OFFICIAL RECORDS, POLK COUNTY, TEXAS.

UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET ON EITHER SIDE OF EASEMENTS FROM A PLANE FIFTEEN (15) FEET ABOVE THE GROUND UPWARD AS SET FORTH IN RESTRICTIONS RECORDED IN VOLUME 566, PAGE 636, OFFICIAL RECORDS, POLK COUNTY, TEXAS.

RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT FROM TEXAS LONG LEAF LUMBER COMPANY TO GULF REFINING COMPANY, DATED FEBRUARY 20, 1951, RECORDED IN VOLUME 151, PAGE 105, DEED RECORDS, POLK COUNTY, TEXAS; TITLE TO SAID INTEREST NOT SEARCHED SUBSEQUENT TO DATE OF SAID DOCUMENT. [NOT DEFINED. TOBIN MAP SHOWS A "WEST TEXAS GULF LINE" THAT DOES NOT CROSS.]

RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT FROM SOUTHLAND PAPER MILL, INC. TO TEMPE WATER SUPPLY CORPORATION, DATED JULY 18, 1973, RECORDED IN VOLUME 310, PAGE 679, DEED RECORDS, POLK COUNTY, TEXAS; TITLE TO SAID INTEREST NOT SEARCHED SUBSEQUENT TO DATE OF SAID DOCUMENT. [DOES NOT CROSS.]

RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT FROM ST. REGIS PAPER COMPANY TO PINE SPRINGS UTILITIES COMPANY, DATED NOVEMBER 2, 1978, RECORDED IN VOLUME 354, PAGE 462, DEED RECORDS, POLK COUNTY, TEXAS; TITLE TO SAID INTEREST NOT SEARCHED SUBSEQUENT TO DATE OF SAID DOCUMENT. [NOT DEFINED]

RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT FROM SOUTHLAND PAPER MILL, INC. TO TRINITY RIVER AUTHORITY OF TEXAS, DATED MARCH 23, 1972, RECORDED IN VOLUME 266, PAGE 339, DEED RECORDS, POLK COUNTY, TEXAS; TITLE TO SAID INTEREST NOT SEARCHED SUBSEQUENT TO DATE OF SAID DOCUMENT. [DOES NOT CROSS]

RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT FROM TEXAS FINANCIAL CORPORATION TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., DATED APRIL 15, 1993, RECORDED IN VOLUME 905, PAGE 28, OFFICIAL RECORDS, POLK COUNTY, TEXAS; TITLE TO SAID INTEREST NOT SEARCHED SUBSEQUENT TO DATE OF SAID DOCUMENT. [DOES NOT CROSS]

RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT FROM RODOLFO AND JESSICA MEZA TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., DATED DECEMBER 8, 2015, RECORDED IN VOLUME 2106, PAGE 602, OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS; TITLE TO SAID INTEREST NOT SEARCHED SUBSEQUENT TO DATE OF SAID DOCUMENT. [NOT DEFINED. EASEMENT FOLLOWS BURIED LINE AS BUILT. SERVICE POLE AND ELECTRIC METER ARE SHOWN ON THE PLAT.]

NO UNDERGROUND UTILITIES OR APPURTENANCES WERE LOCATED FOR THIS SURVEY

BEARINGS, DISTANCES, AND AREAS ARE BASED ON GRID COORDINATES IN THE NAD83(2011) DATUM TEXAS CENTRAL ZONE 4203, WITH A CONVERGENCE ANGLE OF 2.720 DEGREES AND A COMBINED SCALE FACTOR OF 0.99989020.

THIS IS TO CERTIFY THAT I, WILLIAM M. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6351 OF THE STATE OF TEXAS, HAVE MADE AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HERE ON AND PREPARED THIS PLAT OF SAME, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME ON MARCH 14 AND 15, 2023, AND THAT THIS IS A CATEGORY 1A SURVEY, GIVEN UNDER MY HAND THIS THE 16TH DAY OF MARCH, 2023.

*William M. Watson*  
WILLIAM M. WATSON, RPLS #6351

REVISED 5/1/2023

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Lake Livingston Village  
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