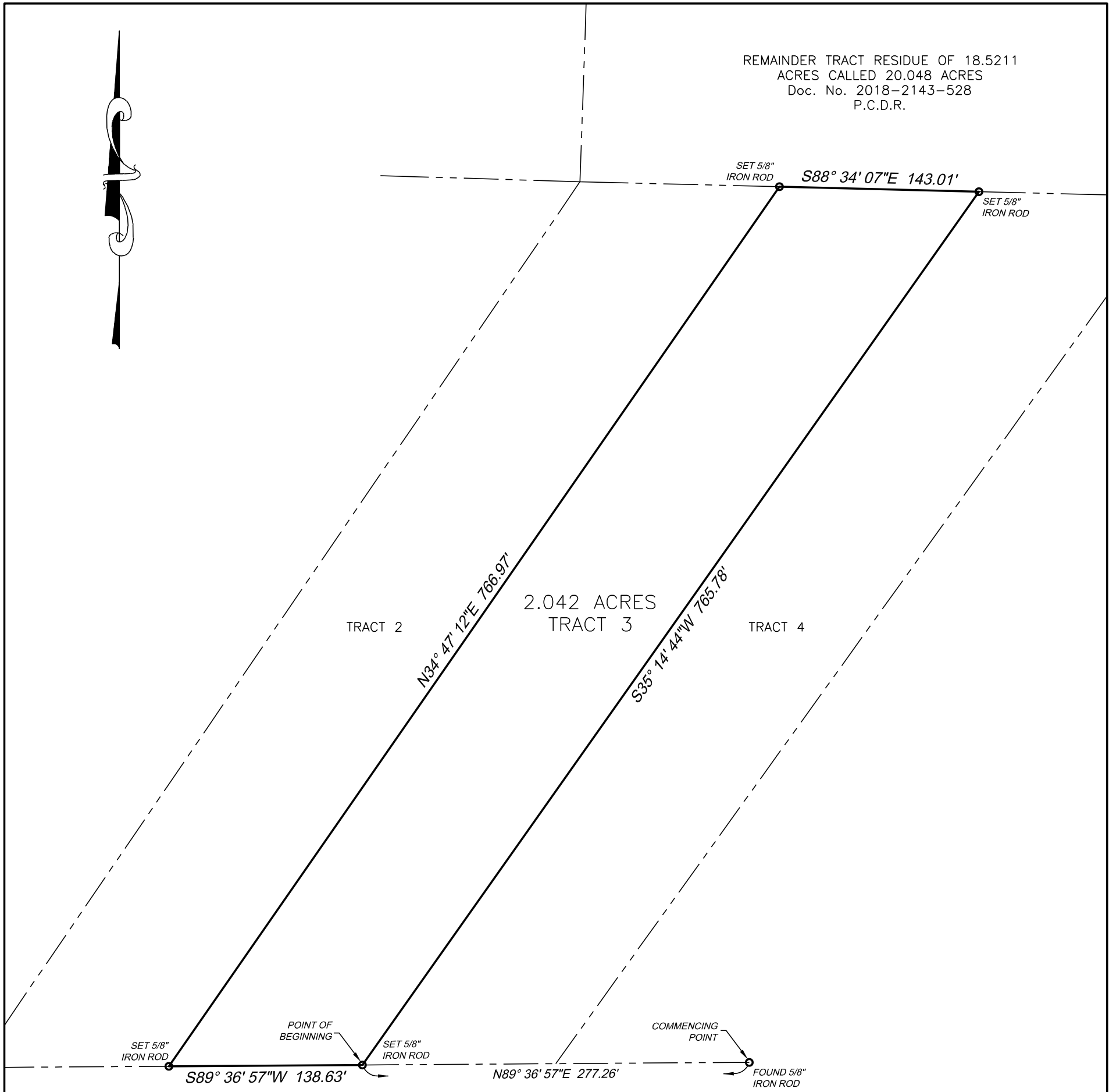


REMAINDER TRACT RESIDUE OF 18.5211
ACRES CALLED 20.048 ACRES
Doc. No. 2018-2143-528
P.C.D.R.



MARSTON ROAD
(60' R.O.W.)

NOTES :

1. This survey depicts easements, setbacks, and restrictions as outlined in title commitment GF# 202049496 of Stewart Title Guarantee Company dated July 10, 2020.
2. Property subject to the following easements:
 - 2.1. Easement dated October 9, 1981, executed by Earl Williams and Jo Ann Williams to Southwestern Bell, recorded in Volume 403, Page 215 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - 2.2. Easement dated November 1, 1948, executed by A W. Harrison et al to Gulf States Utilities Company, recorded in Volume 143, Page 228 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - 2.3. Easement dated August 17, 1948, executed by Odie Brown to Gulf States Utilities Company, recorded in Volume 143, Page 178 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - 2.4. Easement dated September 26, 1981, executed by Lonnie F. Stuckey to Southwestern Bell Telephone Company, recorded in Volume 403, Page 229 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - 2.5. Easement dated September 26, 1981, executed by Lonnie F. Stuckey to Southwestern Bell Telephone Company, recorded in Volume 403, Page 231 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
 - 2.6. Easement dated September 26, 1981, executed by Lonnie F. Stuckey to Southwestern Bell Telephone Company, recorded in Volume 403, Page 235 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

SURVEY FOR: JACKSON VALENCIA AND/OR ASSIGNS

SURVEY OF 2.042 Acres creating TRACT 3, out of 19.0886 ACRES (called 20.048 acres), situated in the FRANCES MILLOM SURVEY, A-51, Polk County, and being more particularly described in deed dated March 5, 2018, from Rachel LeAnn Perryman Sheppard to Pan American Properties, LLC and Bob M. Burkhalter, Jr. recorded in Volume 2143, Page 528 et seq., Official Records, Polk County, Texas

Scale : 1" = 80'

I, Thomas G. Robinson, certify that this survey was performed under my supervision on July 18, 2020; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.

ROBINSON SURVEYING, INC.

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LIVINGSTON, TEXAS 77351
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Thomas G. Robinson

Thomas G. Robinson, R.P.L.S. #1874

#20AT112