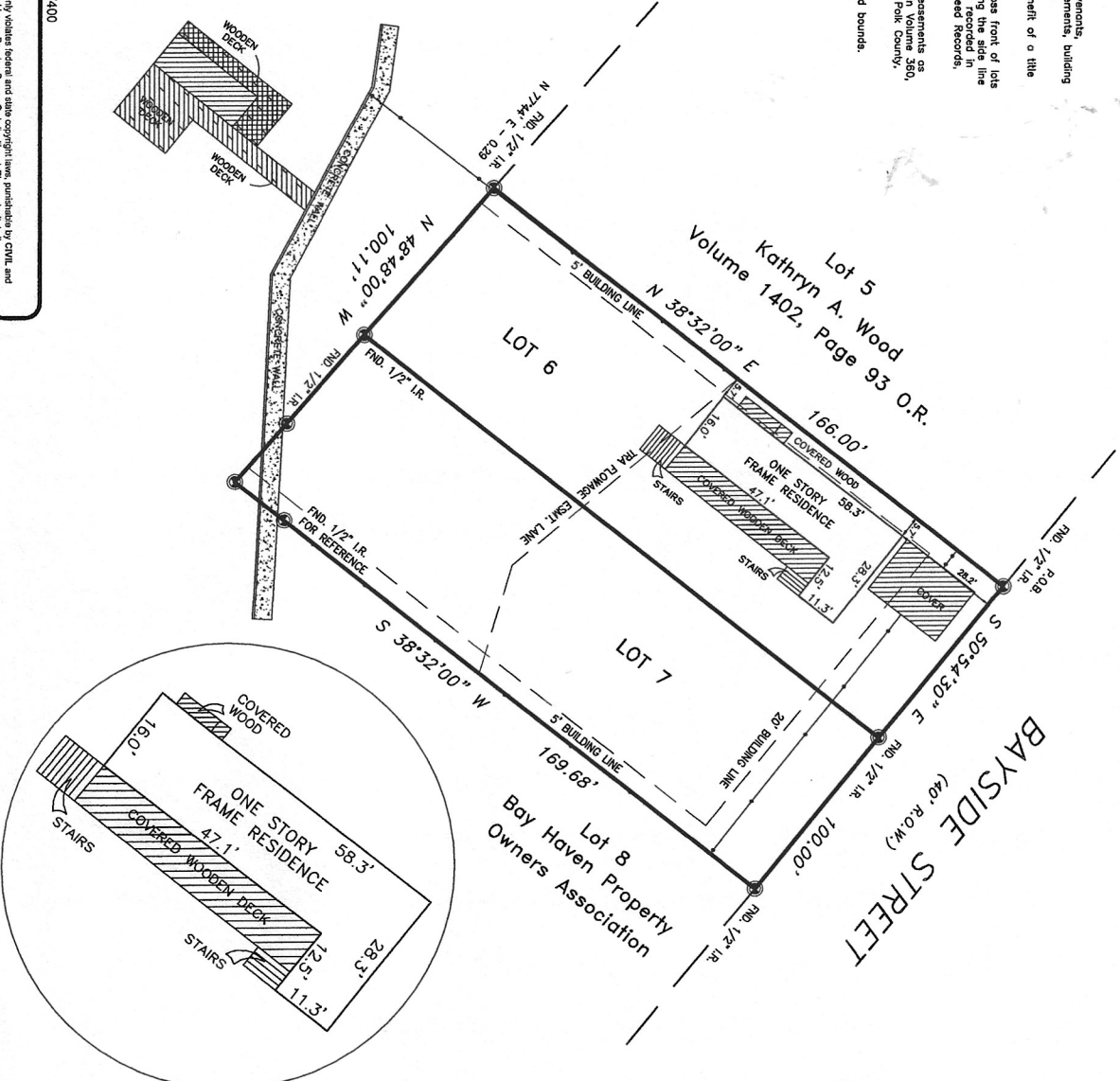


- NOTE(S):
- 1) Property subject to subdivision comments, conditions and restrictions be easements, building lines and other matters of record.
  - 2) This survey was done with the benefit of a title report.
  - 3) Twenty (20) foot building line across front of lots and five (5) foot building line along the side line of lots as set forth in restrictions recorded in Polk County, Texas, 377 at subq. Deed records.
  - 4) Undefined utility and/or drainage easements as recorded in restrictions recorded in Volume 380, Page 177 at subq. Deed records, Polk County, Texas.
  - 5) Bearing based: Recorded metes and bounds.

SCALE: 1"=30'

TBPLS Firm Registration No. 10127400

**OCORRIGHT 2021 BOWDEN SURVEY CO.**  
 Copying or unauthorized use of this SURVEY or any part thereof, including but not limited to, reproduction, distribution, or transmission in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, is strictly prohibited. Any such copying or use without the prior written consent of the Surveyor is a violation of the Copyright Act of 1976 and may constitute a criminal offense under the laws of the State of Texas. Please do not do it.



Surveyor has not abstracted subject property and has relied on Title Commitment from Commonwealth and Title Insurance Co. of No. 202152355 Effective date: June 23, 2021

ALL THAT CERTAIN 0.385 ACRE OF LAND SITUATED IN THE J. B. WAIN SURVEY, 24th and 25th STREETS, BAY HAVEN, TEXAS, AND BEING THE SAME AS LOTS 5, 6, 7 AND 8 OF THE RESERVE C OF THE BAY HAVEN SUBDIVISION, AS SHOWN BY PLAT ATTACHED TO DEEDS FOR HOWARD E. MEERS AND RECORDED IN VOLUME 248, PAGE 102 AND VOLUME 309, PAGE 698 OF THE DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the north corner of the herein described tract and of said Lot 6 on the southwest right-of-way of Bayside Street, a 40 foot wide roadway as shown on said plat of Bay Haven, same being the east corner of Lot 5 as conveyed to Kathryn A. Wood by deed recorded in Volume 1402, Page 93 of the official records of said county;

THENCE S 89°54'30" E, with said southwest right-of-way and the northeast lines of said Lots 6 and 7, a 50.00 feet pass a 1/2 inch iron rod reset for the east corner of said Lot 6 and the northeast corner of said Lot 7, same being the east corner of the herein described tract and of said Lot 7, same being the lower north corner of the Bay Haven Property Owners Association, Lot 8;

THENCE S 38°32' W, with the lower northwest line of said Lot 6, at 133.88 feet pass a 1/2 inch iron rod reset for the northwest corner of said Lot 7 or the Free Taking Line of Lake Livingston, same being the southwest corner of said Lot 8;

THENCE N 45°48' W, with said Free Taking Line of Lake Livingston and the southeast line of said Lot 7 and 6, at 20.00 feet pass a 1/2 inch iron rod reset for the southeast corner of said Lot 6, at 80.05 feet pass a 1/2 inch iron rod set for the west corner of said Lot 7 and the south corner of said Lot 6, in all 100.11 feet to a point for the west corner of the herein described tract and of said Lot 6, same being the south corner of said Lot 5, and being located S 77°44' W 0.23 feet from a 1/2 inch iron rod found in concrete;

THENCE N 38°32' E, 166.00 feet, with the southeast line of said Lot 5, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 0.385 ACRE OF LAND.



**BOUNDARY SURVEY**

0.385 ACRE OF LAND SITUATED IN THE J. B. WAIN SURVEY, 24th and 25th STREETS, BAY HAVEN, TEXAS, AND BEING THE SAME AS LOTS 5, 6, 7 AND 8 OF THE RESERVE C OF THE BAY HAVEN SUBDIVISION, AS SHOWN BY PLAT ATTACHED TO DEEDS FOR HOWARD E. MEERS AND RECORDED IN VOLUME 248, PAGE 102 AND VOLUME 309, PAGE 698 OF THE DEED RECORDS OF POLK COUNTY, TEXAS.

Date: 8/4/2021  
 Field Work: SP  
 Drawn By: SP  
 Project No.: 22-0793

Prepared For: Terry Van Oswald & Deborah Hale Oswald  
 Proposed Insured: Terry Van Oswald & Deborah Hale Oswald

Project Location: 1400 BAYSIDE STREET, BAY HAVEN, TEXAS 77531  
 Key Map: --

PLATTED DATA  
 THIS PROPERTY IS PART OF A ZONED ZONE, IS IN THE PLATTED ZONE AND AN EFFECTIVE DATE OF 8/23/2021. THE ZONING MAP IS ON FILE WITH THE PLANNING AND ZONING DEPARTMENT, POLK COUNTY, TEXAS. THE ZONING MAP IS ON FILE WITH THE PLANNING AND ZONING DEPARTMENT, POLK COUNTY, TEXAS.

**Bowden Survey**  
 Professional Surveying Services  
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 Houston, Texas 77077  
 Phone: (281) 551-1900 FAX: (281) 551-4900