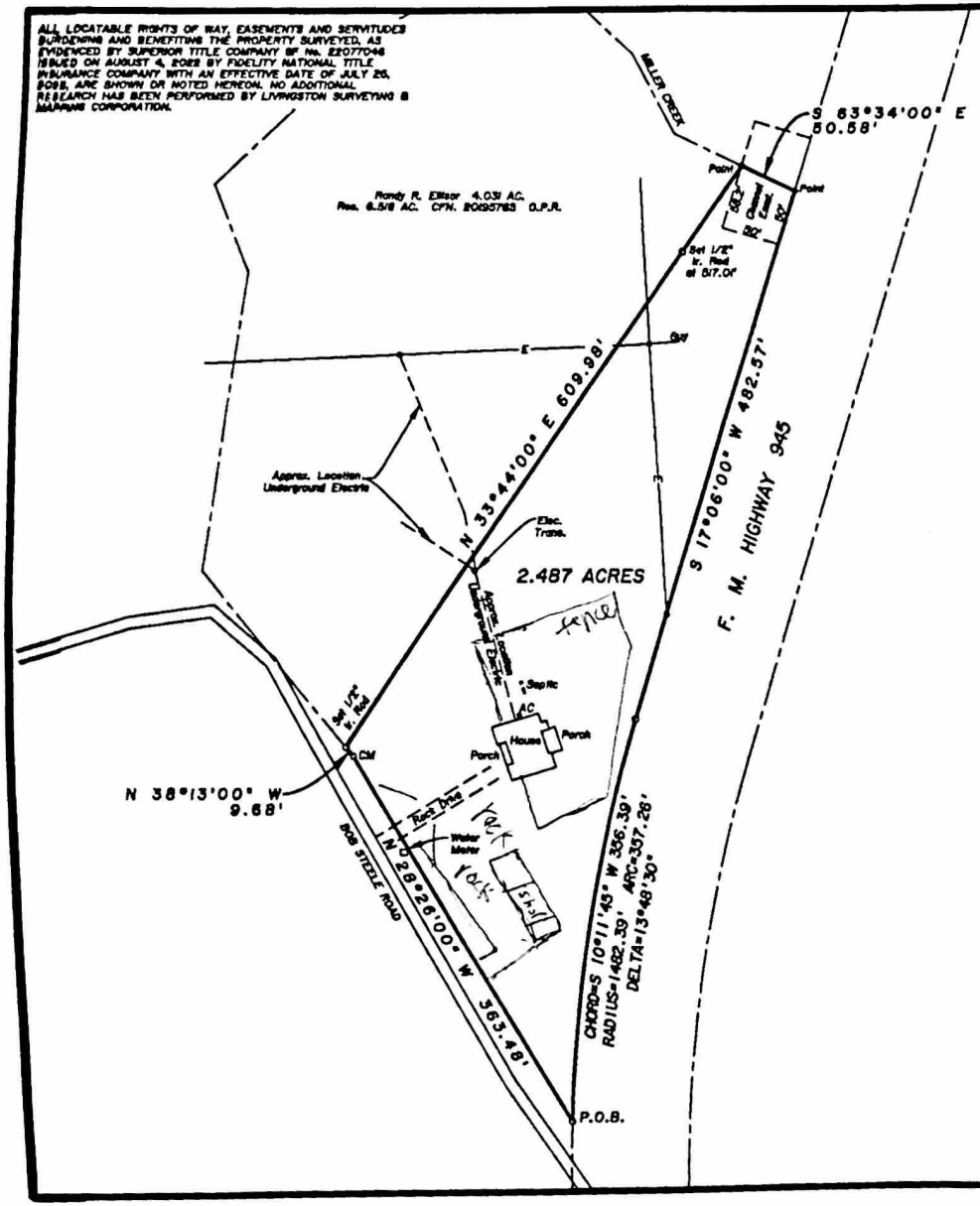
ALL LOCATABLE RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING AND BENEFITING THE PROPERTY SURVEYED, AS EVIDENCED BY SUPERIOR TITLE COMPANY GF No. 2207704S ISSUED ON AUGUST 4, 2022 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 25, 2022, ARE SHOWN OR NOTED HEREON. NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY LIVINGSTON SURVEYING & MAPPING CORPORATION.



BEARINGS ARE BASED ON DEED CALL.

CM DENOTES CONTROLLING MONUMENT.

-o- DENOTES 1/2" IRON ROD FOUND, EXCEPT AS NOTED.

-E- DENOTES OVERHEAD ELECTRIC LINE.

SCALE 1" = 100'

NOTES:
UTILITY EASEMENTS MAY APPLY TO OVERHEAD AND UNDERGROUND ELECTRIC LINES AS SHOWN HEREON. RECORDED EASEMENTS DO NOT CONTAIN A DESCRIPTION TO PLOT.

EASEMENT RECORDED TO STATE OF TEXAS FOR CHANNEL EASEMENT AND EASEMENT IS ALSO SHOWN ON TxDOT HIGHWAY MAPS FOR F. M. HIGHWAY 945.

ANY ADDRESS SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY.

BUYER:
ERIKA COOK

SURVEY PLAT SHOWING

2.487 ACRES OF LAND SITUATED IN THE RUTHY MILLER SURVEY, A-37, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 6.518 ACRE TRACT DESCRIBED IN A DEED FROM TERRY W. GIESE AND WIFE, MARTHA CAROL GIESE, TO RANDY R. ELLISOR AND WIFE, TERRI ANN ELLISOR, DATED SEPTEMBER OF 2019 AND RECORDED IN CLERK'S FILE No. 20195767, PAGE 28525 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO 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: JULY 26, 2022

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

STATE OF TEXAS REGISTERED CHARLES R. FRANKLIN 1958 PROFESSIONAL LAND SURVEYOR

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Livingston SURVEYING & MAPPING P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/327-3818