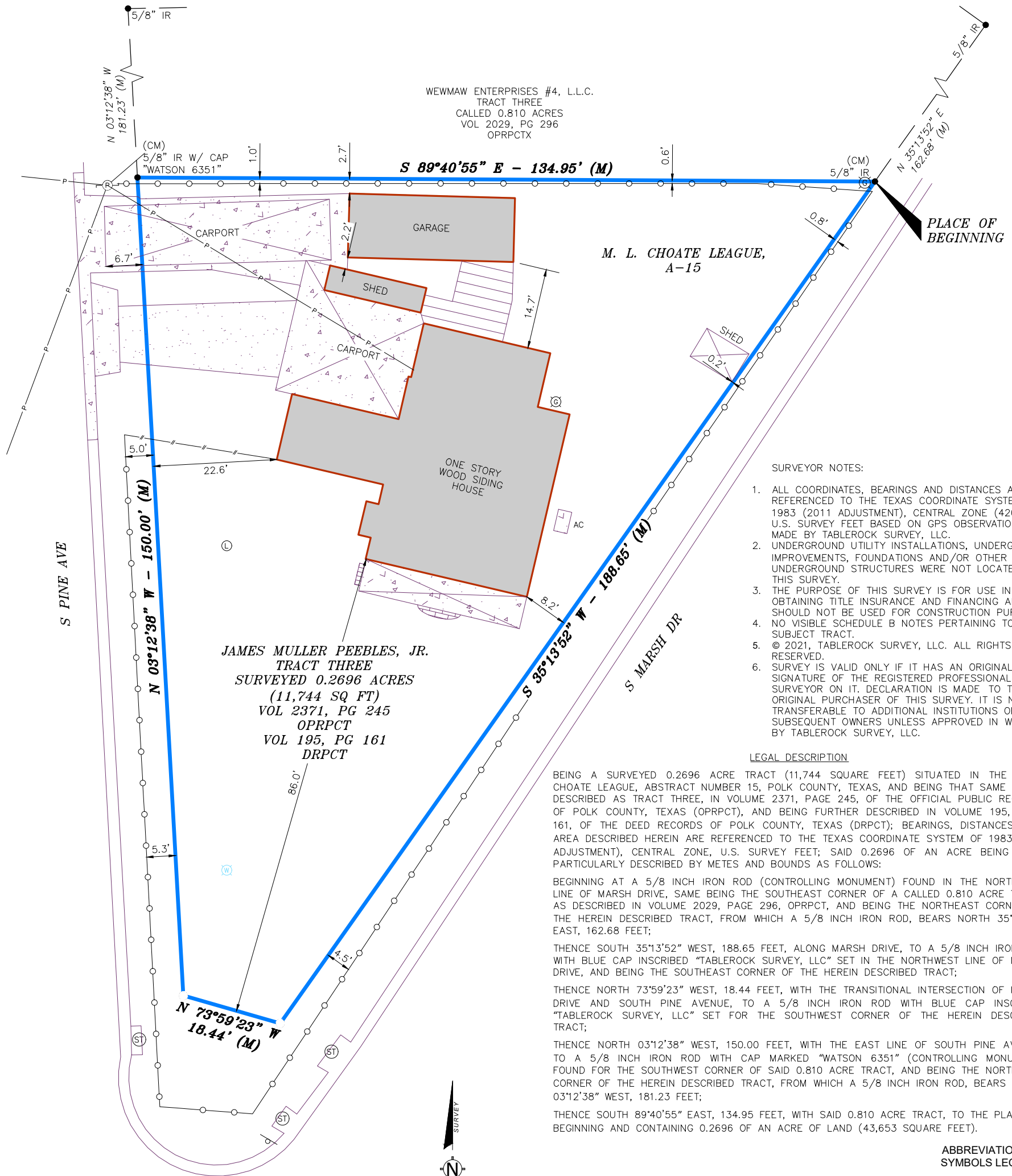


THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY;
EFFECTIVE DATE: JULY 22, 2022; G.F. No. 202255141; ISSUED: AUGUST 17, 2022.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP NUMBER 48373C0455C, DATED SEPTEMBER 03, 2010. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).



SURVEYOR NOTES:

1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. NO VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT.
5. © 2021, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
6. SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

LEGAL DESCRIPTION

BEING A SURVEYED 0.2696 ACRE TRACT (11,744 SQUARE FEET) SITUATED IN THE M. L. CHOATE LEAGUE, ABSTRACT NUMBER 15, POLK COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS TRACT THREE, IN VOLUME 2371, PAGE 245, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (OPRPCT), AND BEING FURTHER DESCRIBED IN VOLUME 195, PAGE 161, OF THE DEED RECORDS OF POLK COUNTY, TEXAS (DRPCT); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 0.2696 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD (CONTROLLING MONUMENT) FOUND IN THE NORTHWEST LINE OF MARSH DRIVE, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.810 ACRE TRACT, AS DESCRIBED IN VOLUME 2029, PAGE 296, OPRPCT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD, BEARS NORTH 35°13'52" EAST, 162.68 FEET;

THENCE SOUTH 35°13'52" WEST, 188.65 FEET, ALONG MARSH DRIVE, TO A 5/8 INCH IRON ROD WITH BLUE CAP INSCRIBED "TABLEROCK SURVEY, LLC" SET IN THE NORTHWEST LINE OF MARSH DRIVE, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 73°59'23" WEST, 18.44 FEET, WITH THE TRANSITIONAL INTERSECTION OF MARSH DRIVE AND SOUTH PINE AVENUE, TO A 5/8 INCH IRON ROD WITH BLUE CAP INSCRIBED "TABLEROCK SURVEY, LLC" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03°12'38" WEST, 150.00 FEET, WITH THE EAST LINE OF SOUTH PINE AVENUE, TO A 5/8 INCH IRON ROD WITH CAP MARKED "WATSON 6351" (CONTROLLING MONUMENT) FOUND FOR THE SOUTHWEST CORNER OF SAID 0.810 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD, BEARS NORTH 03°12'38" WEST, 181.23 FEET;

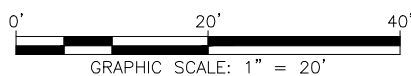
THENCE SOUTH 89°40'55" EAST, 134.95 FEET, WITH SAID 0.810 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 0.2696 OF AN ACRE OF LAND (43,653 SQUARE FEET).

ABBREVIATIONS & SYMBOLS LEGEND

FOUND AS DESCRIBED	●
IRON PIPE	IP
IRON ROD	IR
5/8" IRON ROD SET	○
W/BUE CAP INSCRIBED	○
"TABLEROCK SURVEY, LLC" UNLESS OTHERWISE NOTED	○
RECORD CALLS	(R)
FIELD MEASURED	(M)
CONTROLLING MONUMENT	(CM)
OFFICIAL PUBLIC RECORDS	OPRPCT
POLK COUNTY, TEXAS	
DEED RECORDS	DRPCT
POLK COUNTY, TEXAS	
AIR CONDITIONER	AC
GAS METER	⊙
LIGHT	⊙
POWER POLE	⊖
SIGN	⊖
STORM MANHOLE	⊙
WATER METER	⊙
CHAIN-LINK FENCE	-x-
WOOD FENCE	-#-
OVERHEAD POWER LINE	-P-
CONCRETE	▨
GRAVEL	▨
WOOD	▨
COVERED STRUCTURE	▨

LEGAL DESCRIPTION:

BEING A SURVEYED 0.2696 ACRE TRACT (11,744 SQUARE FEET) SITUATED IN THE M. L. CHOATE LEAGUE, ABSTRACT NUMBER 15, POLK COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS TRACT THREE, IN VOLUME 2371, PAGE 245, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN VOLUME 195, PAGE 161, OF THE DEED RECORDS OF POLK COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE

I, PHIL HAMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 09/13/2022, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.



Phil Hammons
PHIL HAMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840
9/13/2022
DATE SIGNED

TITLE SURVEY OF:

**205 MARSH DR.,
LIVINGSTON, TX
77351**

**POLK COUNTY,
TEXAS**



TABLEROCK SURVEY, LLC
2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

DATE	09/13/2022	CHK	RWT
DRWN	ADD	APPR	PH