

CORNER OF BULKHEAD

N81°06'21"W 90.00'

LAKE LIVINGSTON

5/8" IRON ROD  
STEEL BULKHEAD

LAKE LIVINGSTON

2' ELS ESMT. LINE

10' U.E. LINE

4' BLDG. LINE

A

B

NOTES

ELS DENOTES AN ELECTRICAL LIGHTING SYSTEM EASEMENT.

U.E. DENOTES UTILITY EASEMENT.

BLDG. DENOTES BUILDING

C-1 : RAD : 40.00'  
DELTA ANGLE : 91°52'41"  
ARC : 64.14'  
CHORD : N40°31'46"E 57.49'

THIS PROPERTY IS SUBJECT TO A FLOWAGE EASEMENT RECORDED IN VOLUME 331, PAGE 592 OF THE POLK COUNTY DEED RECORDS.

TWO-STORY  
STONE HOUSE  
BOTTOM FLOOR  
ELEVATION IS  
140.6' msl

LOT 2

STEEL BULKHEAD  
S06°59'41"E 172.79'

CONCRETE WALKWAY  
N15°00'00"E 117.91'

15' BLDG. LINE  
10' U.E. LINE

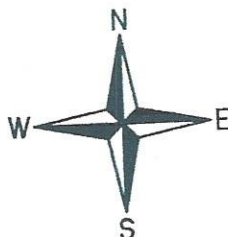
LOT 3

POINT IN ELECTRICAL  
TRANSFORMER BOX

CORNER OF BULKHEAD

LOT 4

BEACON LANE



SCALE : 1" = 30'

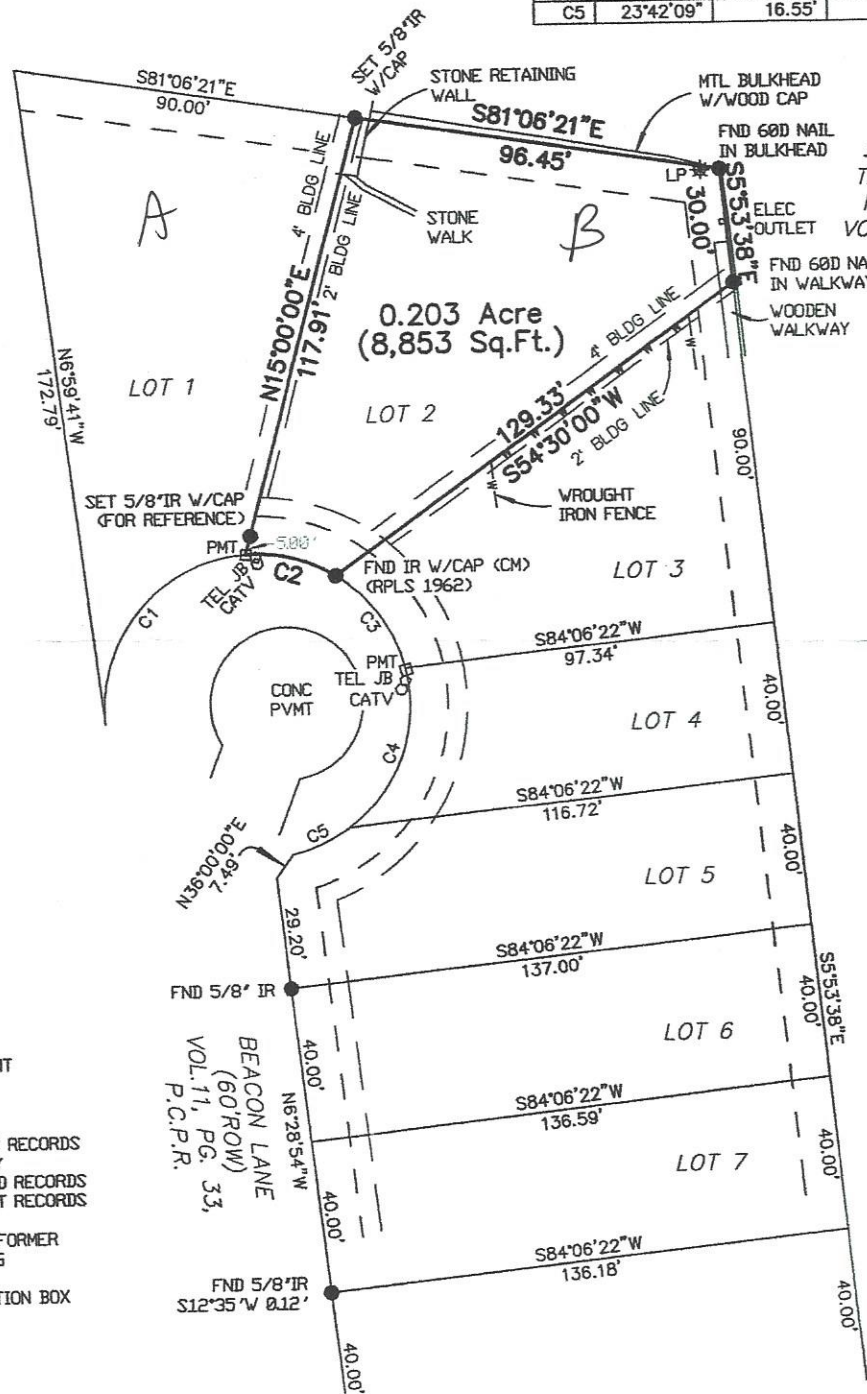
PLAT OF LOT ONE (1), SECTION ONE (1) OF BEACON BAY SUBDIVISION IN THE WILLIAM BEAZLEY SURVEY, A-4, POLK COUNTY, TEXAS AND BEING THE SAME SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 11, PAGE 33 OF THE

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED SOUTHEAST LINE OF LOT 2 IN BEACON BAY SUBDIVISION, SEC. 1, RECORDED IN VOLUME 11, PAGE 33, P.C.C.R.
2. THE AREA SHOWN HEREON IN ACRES IS COMPATIBLE WITH THE ALLOWABLE PRECISION OF CLOSURE FOR THIS SURVEY. THE AREA SHOWN HEREON IN SQUARE FEET IS A CALCULATED VALUE ONLY.
3. SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY FOR MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION.
4. ALL 5/8 INCH IRON RODS WITH CAPS SET BY THIS SURVEY ARE MARKED " J. HECK - RPLS 4385" UNLESS NOTED OTHERWISE.
5. THIS TRACT IS SUBJECT TO THE JOINT USE AGREEMENT BETWEEN BEACON HOLDINGS CORPORATION AND THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED IN VOL. 1250, PG. 736, O.P.R.P.C..
6. THIS TRACT IS SUBJECT TO THE RESTRICTIONS, COVENANTS, RESERVATIONS AND EASEMENTS SET OUT IN THE DEED FROM THE TRINITY RIVER AUTHORITY OF TEXAS TO CHARLES A. CARTER RECORDED IN VOLUME 331, PAGE 592, P.C.D.R.

**SUBJECT TRACT**  
**0.203 ACRE (8,853 SQ. FT.)**  
**LOT 2**  
**BEACON BAY SUBDIVISION, SEC. 1**  
**OWNER:**  
**RAY KOON & LYNDA KOON, CO-TRUSTEES**  
**THE RAY AND LYNDA KOON REVOCABLE TRUST**  
**VESTING DEED:**  
**VOLUME 1915, PAGE 758**  
**OFFICIAL PUBLIC RECORDS**  
**OF POLK COUNTY**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	91°53'34"	64.15'	40.00'	S40°31'50"W	57.50'
C2	35°25'51"	24.74'	40.00'	N75°48'27"W	24.34'
C3	44°17'47"	30.92'	40.00'	N35°56'38"W	30.16'
C4	67°30'11"	47.13'	40.00'	N19°57'21"E	44.45'
C5	23°42'09"	16.55'	40.00'	N65°33'32"E	16.43'



**LAKE LIVINGSTON**  
**TRINITY RIVER AUTHORITY**  
**RESIDUE OF 4.11 ACRES**  
**VOL. 214, PG. 202, P.C.D.R.**



SCALE: 1" = 30'

*PK 8/29/2024*  
*PK 8-29-2024*

- TABLE OF ABBREVIATIONS:  
 CATV = CABLE TV BOX  
 CM = CONTROLLING MONUMENT  
 FND = FOUND  
 IR = IRON ROD  
 LP = LIGHT POLE  
 O.P.R.P.C. = OFFICIAL PUBLIC RECORDS OF POLK COUNTY  
 P.C.D.R. = POLK COUNTY DEED RECORDS  
 P.C.P.R. = POLK COUNTY PLAT RECORDS  
 PG. = PAGE  
 PMT = PAD MOUNTED TRANSFORMER  
 P.O.B. = POINT OF BEGINNING  
 ROW = RIGHT-OF-WAY  
 TEL JB = TELEPHONE JUNCTION BOX  
 VOL. = VOLUME

**PLAT OF SURVEY**  
**0.203 ACRE (8,853 SQ. FT.)**  
**LOT 2 IN BEACON BAY**

I hereby certify that this plat represents a survey made on the ground under my supervision, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current standards and specifications of the Professional Land Surveying Practices Act established by the Texas Board of Professional Land Surveying for boundary surveys, and that the same are shown hereon, there are