

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

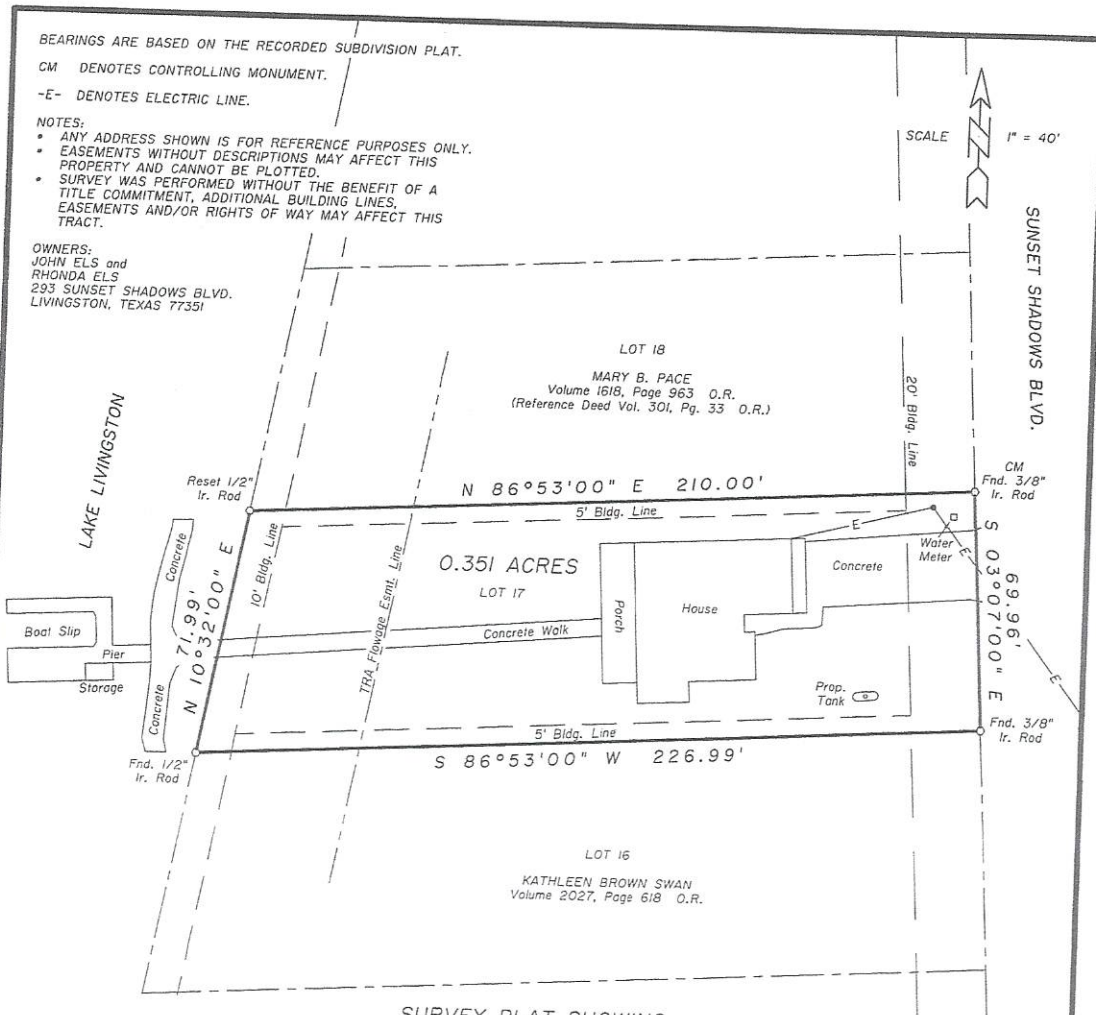
CM DENOTES CONTROLLING MONUMENT.

-E- DENOTES ELECTRIC LINE.

NOTES:

- ANY ADDRESS SHOWN IS FOR REFERENCE PURPOSES ONLY.
- EASEMENTS WITHOUT DESCRIPTIONS MAY AFFECT THIS PROPERTY AND CANNOT BE PLOTTED.
- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, ADDITIONAL BUILDING LINES, EASEMENTS AND/OR RIGHTS OF WAY MAY AFFECT THIS TRACT.

OWNERS:
 JOHN ELS and
 RHONDA ELS
 293 SUNSET SHADOWS BLVD.
 LIVINGSTON, TEXAS 77351



SURVEY PLAT SHOWING

0.351 ACRES OF LAND SITUATED IN THE WILLIAM BEASLEY SURVEY, A-4, POLK COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN TRACT DESCRIBED IN A DEED FROM GRZEGORZ J. BURY AND MONIKA K. BURY TO JOHN ELS AND RHONDA ELS, DATED JUNE 29, 2021 AND RECORDED IN VOLUME 2347, PAGE 257 OF THE OFFICIAL RECORDS OF POLK COUNTY, AND BEING KNOWN AS LOT SEVENTEEN (17) OF SUNSET SHADOWS SECTION TWO (2) AS SHOWN ON THE PLAT ATTACHED TO DEED RECORDED IN VOLUME 298, PAGE 107 OF THE DEED RECORDS OF POLK COUNTY, TEXAS.

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 SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY.

SURVEYED: OCTOBER 17, 2023 AND JANUARY 25, 2024

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



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