

256 Water Oak Survey

From: Larry Durham (durmoysesvc@yahoo.com)

To: durmoysesvc@yahoo.com

Date: Sunday, April 6, 2025 at 07:21 PM CDT



SCALE: 1" = 30'

PLAT OF LOTS 26-28, BLOCK 53, SECTION 3 OF CEDAR POINT SUBDIVISION IN THE JOHN BURGESS SURVEY, A-7, POLK COUNTY, TEXAS AND BEING THE SAME SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 8, PAGES 35-36 OF THE POLK COUNTY PLAT RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY TO LARRY DURHAM, NEWREZ, LLC, AND FIRST AMERICAN TITLE GUARANTY COMPANY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE UPON THE GROUND OF THE LAND SHOWN HEREON, THAT SAID SURVEY WAS MADE UNDER MY SUPERVISION, THAT SAID LAND HAS ACCESS TO AND FROM A COUNTY MAINTAINED ROADWAY, THAT ALL MATTERS APPEARING TO AFFECT THIS LAND AS LISTED IN SCHEDULE B OF COMMITMENT FOR TITLE INSURANCE, OF NO. 2818275-16033, HAVE BEEN SHOWN ON THIS SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE MINIMUM PROFESSIONAL AND TECHNICAL STANDARDS FOR LAND SURVEYS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

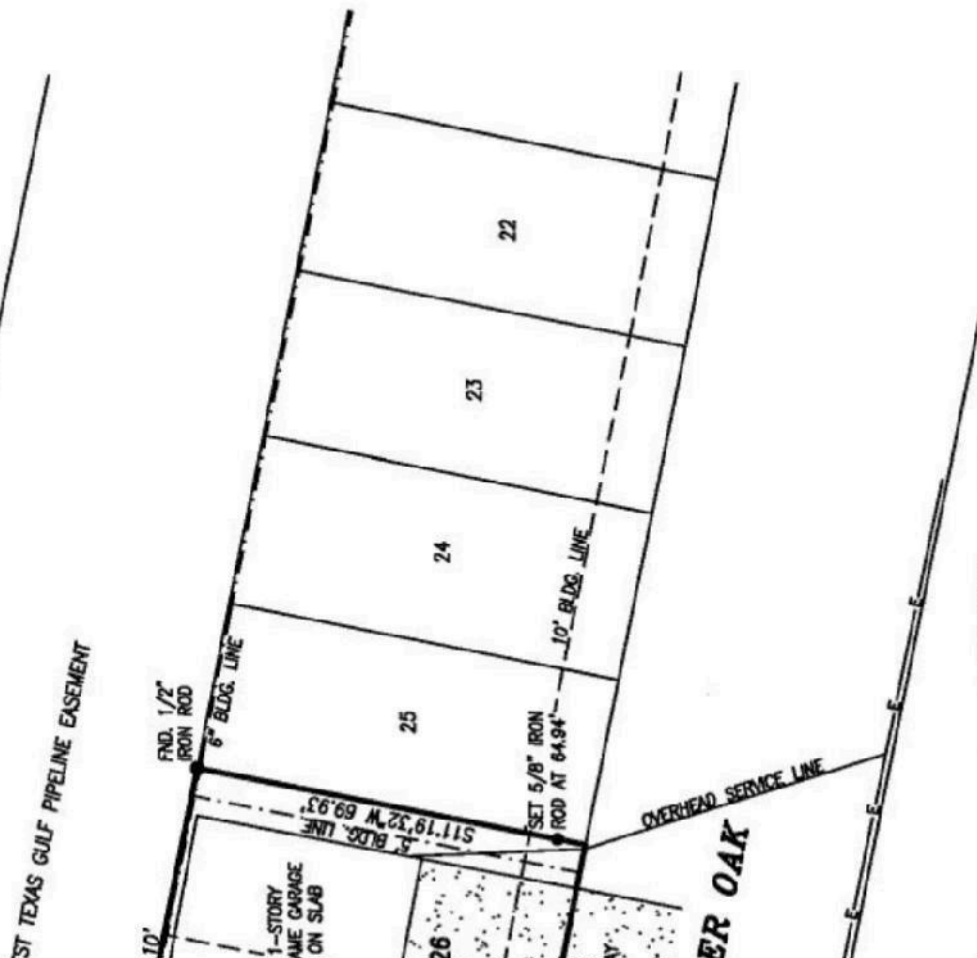
SURVEYED: SEPTEMBER 7, 2021
UPDATED: JUNE 14, 2023

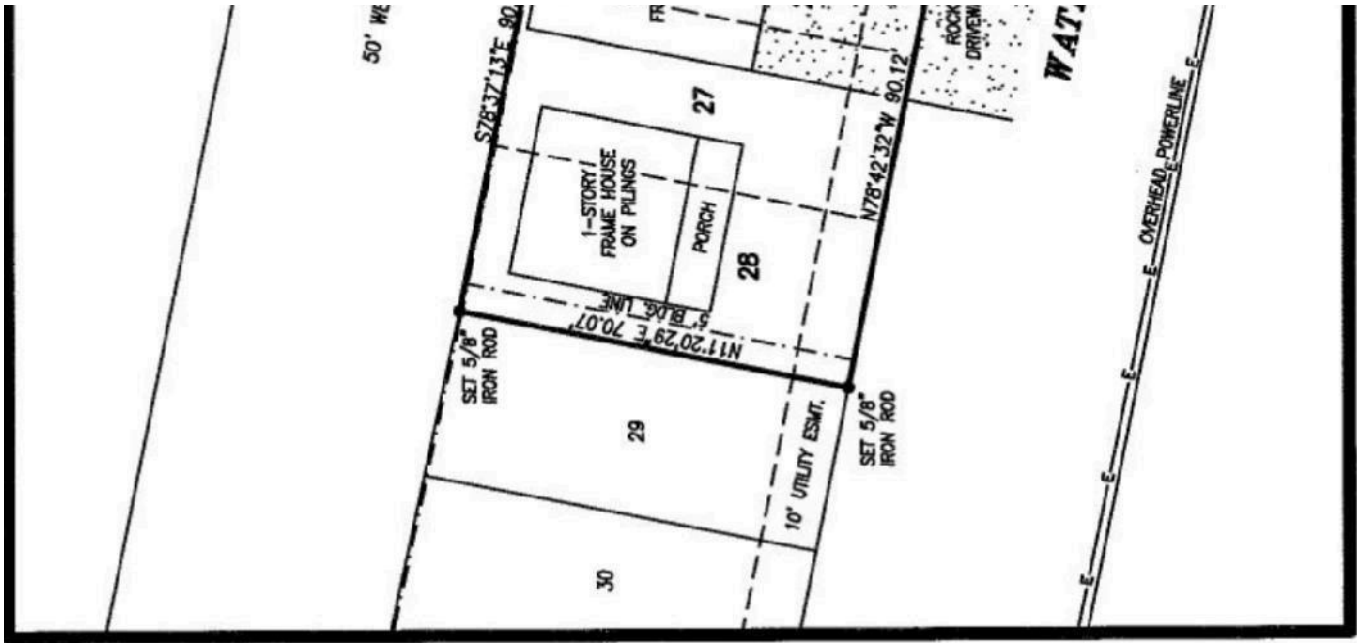


ALAN COOK, RPLS NO. 5368
COOK LAND SURVEYING ENT., LLC
110 EAST ABBEY ST.
LIVINGSTON, TX 77351
(936) 327-8164
COOKSURVEYING@LIVINGSTON.NET
FIRM CERTIFICATION NO. 10020800

BEARINGS SHOWN HEREON ARE BASED UPON THE PLATTED BEARINGS FOR SECTION 3 OF CEDAR POINT SUBDIVISION.

crd CP3-853-L26-28
dwg CP3-853-L26-28





First American Title™

First American Title Insurance Company
 25700 I-45 N, Ste 410
 Spring, TX 77386
 Phn - (346)201-7370
 Fax - (866)514-6433

CERTIFICATE AS TO DEBTS & LIENS

Seller:

Sent from Yahoo Mail for iPhone

