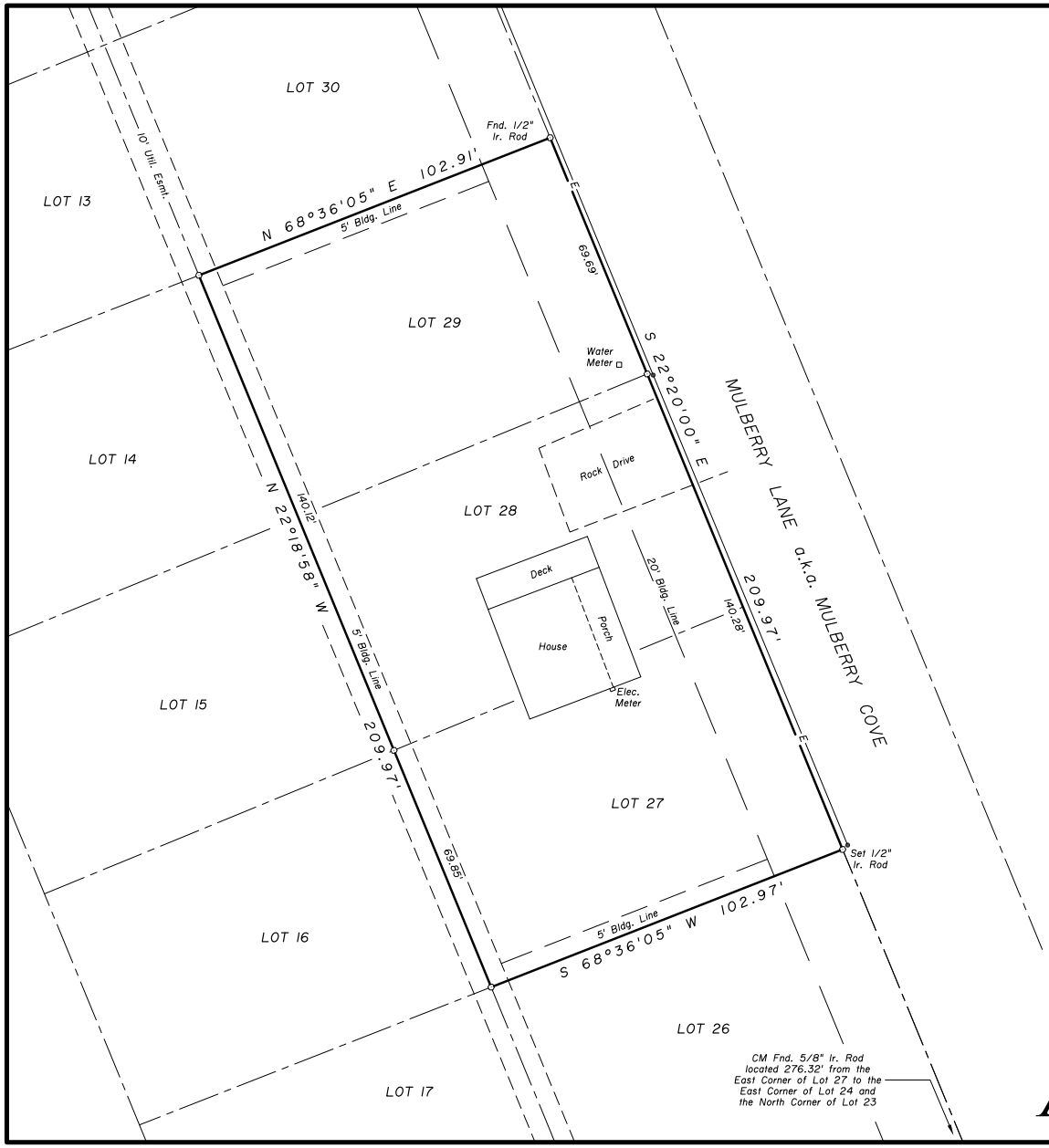

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

CM DENOTES CONTROLLING MONUMENT.

-O- DENOTES 5/8" IRON ROD FOUND, EXCEPT AS NOTED.

-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 IN CONJUNCTION WITH TITLE COMMITMENT (GF No. 202357206) ISSUED ON 10/26/23 BY STEWART TITLE GUARANTY CO. (THROUGH POLK COUNTY ABSTRACT INC.) WITH AN EFFECTIVE DATE OF 10/13/23. NO ADDITIONAL RESEARCH FOR EASEMENTS OR ENCUMBRANCES HAS BEEN PERFORMED BY LIVINGSTON SURVEYING & MAPPING.

BUYERS:
MICHAEL KIRBY NIELSEN and
MADELEINE SINCLAIR CULPEPPER
310 MULBERRY COVE DRIVE
ONALASKA, TEXAS 77360

SCALE 1" = 30'

SURVEY PLAT SHOWING

LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28) AND TWENTY-NINE (29), BLOCK TWO (2) OF YAUPON COVE, A SUBDIVISION IN THE JOHN BURGESS SURVEY, A-7, POLK COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 35 AND REPLAT RECORDED IN VOLUME 4, PAGE 59 OF THE PLAT RECORDS OF POLK 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 SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: APRIL 28, 2023 AND NOVEMBER 7, 2023

BY: _____
CHARLES R. FRANKLIN, R.P.L.S. No. 1958, TEXAS
FIRM REGISTRATION No. 101288OO

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

COPYRIGHT 2023 LIVINGSTON SURVEYING & MAPPING CORPORATION. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND IT IS NOT TO BE REPRODUCED, ALTERED OR REUSED FOR ANY SUBSEQUENT TRANSACTION.

Livingston SURVEYING & MAPPING P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/327-3816