



SCALE: 1" = 100'

PLAT OF 2.00 ACRES IN THE DANIEL WILBURN SURVEY, A-80, POLK COUNTY, TEXAS AND BEING ALL OF TRACT 2, SECTION 2 OF SPRING WOODS SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 5, PAGE 29 OF THE POLK COUNTY PLAT RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY TO WINNCO INVESTMENTS LLC AND/OR ASSIGNS AND INDEPENDENCE TITLE 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, GF NO. 2422266-NBF, HAVE BEEN SHOWN ON THIS SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM PROFESSIONAL AND TECHNICAL STANDARDS FOR LAND SURVEYS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SURVEYED: AUGUST 16, 2024
Alan Cook



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TOMMY L. MURPHY AND DENISE MURPHY
362.834 ACRE TRACT
1975/321 PCOR

SW COR. 362.834 AC. TR.
NW COR. TRACT 1
FND. BROKEN 4" x 4" CON. MON.

HIGH GAME FENCE

N85°20'21"E 171.36'

FND. 3/8" IRON ROD

N85°18'21"E 205.90'

FND. 1/2" IRON ROD

1.8'

2.00 ACRES
TRACT 2

NORTH 473.81'
(BASIS OF BEARINGS)

S00°02'58"E 374.62'

WIRE FENCE

0.5'

10.9'

GUY WIRE

FND. 3/8" IRON ROD

S60°33'08"N 236.03'

FND. 3/8" IRON ROD

BURIED TELEPHONE AND FIBER OPTIC LINE ALONG ROAD RIGHT OF WAY

TRACT 1

TRACT 3

10' RIGHT OF WAY