

Notes:
Only those items noted in the title commitment issued by:
Stewart Title Guaranty Company
G.F.No.: 20230014 Effective Date: January 6, 2023

According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.

D.) 30' of a 60' roadway easement and 10' utility easement affect the subject tract as shown hereon.
K.) 10' utility easement described in Vol. 498, Pg. 692, D.R.P.C. affect the subject tract as shown hereon.
R.) 0.1535 acres of land lies within the right-of-way as shown hereon.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

Kelly Kelley
"Tract One"
Called 166.7237 Acres
Vol. 2015, Pg. 626
O.P.R.P.C.

J-T Cochran Family
Limited Partnership
"Tract One"
Called 1762 Acres
Vol. 1827, Pg. 580
O.P.R.P.C.

Augustin Viesca Survey, A-77

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 10th day of February, 2023.

KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730



W:\Active Jobs\1.23 JANUARY\23010036 DUNCAN\Drawing\23010036 DUNCAN MC.dwg

Guy Wire & Anchors
(Called 106.48')
107.64'

N 53°25'07" W 376.33'
(Called 376.25')
S 58°02'09" W 522.22'
(Called 522.55')

Tract 4

Tract 3

N 36°28'10" E 631.84'
(Called 632.02')

Tract 5

South Land Plantation
Section One
(Vol. 9, Pg. 32, P.R.P.C.)

0.1535 Acres of
land lies within the
road right-of-way

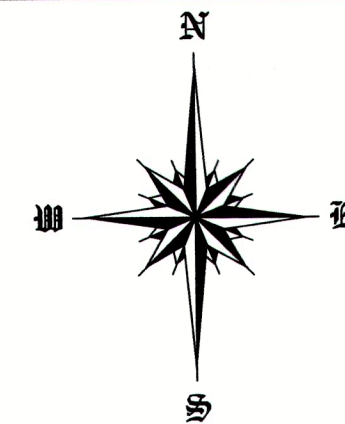
Tract 7

Tract 2

Tract 8

MAP OF SURVEY OF

BEING TWO TRACTS OF LAND TOTALING 20.1920 ACRES (OF WHICH 0.1535 ACRES LIE WITHIN THE RIGHT-OF-WAY), SITUATED IN THE AUGUSTIN VIESCA SURVEY, A-77, POLK COUNTY, TEXAS, BEING ALL OF TRACT TWO (2) AND TRACT THREE (3) OF SOUTH LAND PLANTATION, SECTION ONE (1), ACCORDING TO THAT MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 32 IN THE PLAT RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83



0' 100' 200'
GRAPHIC SCALE IN FEET

LEGEND	
Fence Line	x
Overhead Powerline	E
Building Line	- - -
Utility Easement	- - -
Found 1/2" Iron Rod (Unless Noted)	⊙
Power Pole	⊕

WASHBURN COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,
Industrial, Alta Surveys, Flood Certificates

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February 10, 2023

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Firm No. 10104100