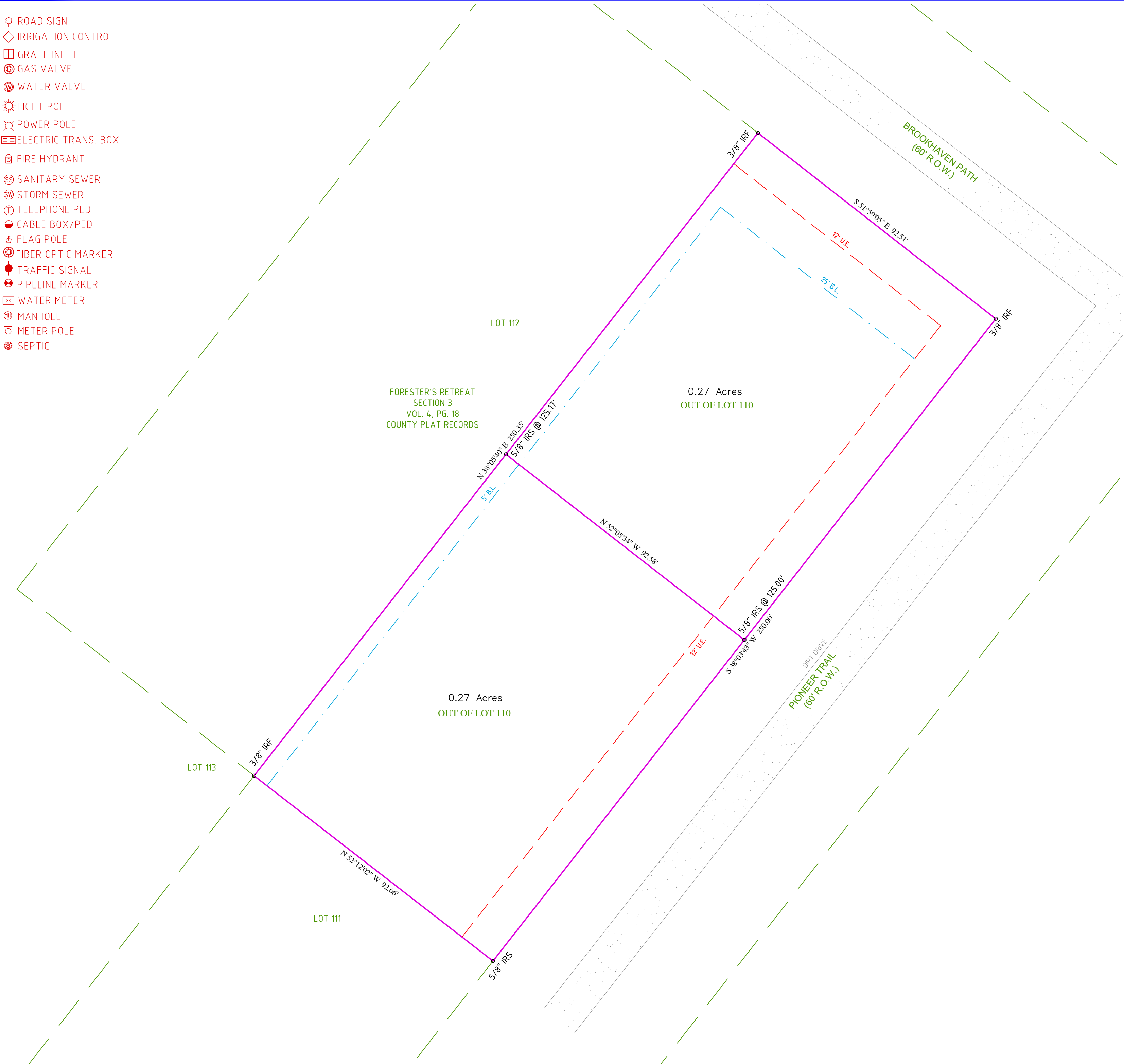


- ⚡ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ☀ LIGHT POLE
- ⚡ POWER POLE
- ⚡ ELECTRIC TRANS. BOX
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⓞ TELEPHONE PED
- CABLE BOX/PED
- ⚡ FLAG POLE
- ⊕ FIBER OPTIC MARKER
- TRAFFIC SIGNAL
- PIPELINE MARKER
- ⓞ WATER METER
- ⊕ MANHOLE
- ⓞ METER POLE
- ⊕ SEPTIC



SURVEY OF

2x 0.27 ACRE TRACTS OUT OF LOT 110

FORESTER'S RETREAT SECTION 1

LOCATED IN THE

A. VIESA

SURVEY, ABSTRACT NO.

A-78

BASED ON THE

PLAT

THEREOF RECORDED IN

VOLUME/CABINET

4

PAGE / SHEET

18

OF

THE

PLAT

RECORDS

POLK

COUNTY, TEXAS

REF :

FLORES

G. F.

2024-117

DATE :

SEPT. 14, 2024

TO JOES DANY ELIEZAR FLORES & NATIONAL INVESTORS TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

MICHAEL WARREN R.P.L.S. # 4935

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM NATIONAL INVESTORS TITLE INSURANCE COMPANY (G.F. No. 2024-117) DATED JULY 26, 2024, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN VOLUME 271, PAGE 103; VOLUME 1721, PAGE 290; VOLUME 1805, PAGE 45; VOLUME 1827, PAGE 778; VOLUME 2160, PAGE 401; & VOLUME 2161, PAGE 280. REAL PROPERTY RECORDS, POLK, TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN
- 10) PROPERTY SUBJECT TO RIGHT-OF-WAY FOR PIPELINE AS RECORDED IN VOLUME 148, PAGE 545. (NO PIPELINE MARKERS OBSERVED AT TIME OF SURVEY)

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P.O. BOX 1080 \ CONROE, TEXAS 77305-1080

936-539-5444 \ FAX 936-539-5442

email: SURVTECH@SURVTECH.COM

TBPELS No. 10005100

LINE & SYMBOL
LEGEND

1) IRF= IRON ROD FOUND

2) IRS= IRON ROD SET, CAPPED

3) BL= BUILDING LINE

4) UE= UTILITY EASEMENT

5) DE= DRAINAGE EASEMENT

6) AE= ACCESS EASEMENT

7) CM= CONTROL MONUMENT

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED