

Notes:
Only those items noted in the title commitment issued by:
Fidelity National Title Insurance Company
G.F.No.: 21-30632-PC
Effective Date: September 10, 2021

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

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

Melinda Usrey
Called 2.10 Acres
Vol. 2177, Pg. 938
O.P.R.P.C.

M.L. Choate Survey, A-15

Loy Deason
Called 0.95 Acres
Vol. 1112, Pg. 639
O.P.R.P.C.

Detail "A"
Not to Scale

David Hunter, Et. Ux.
Called 0.784 Acres
Vol. 1837, Pg. 212
O.P.R.P.C.

David Hunter, Et. Ux.
Called 10.604 Acres
Vol. 1865, Pg. 645
O.P.R.P.C.

Jerry Ellison, Et. Al.
Called 17.0 Acres
Vol. 1644, Pg. 588
O.P.R.P.C.

Jerry Ellison, Et. Ux.
Called 1.01 Acres
Vol. 1150, Pg. 440
O.P.R.P.C.

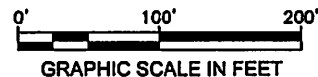
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1067.85'	785.00'	767.45'	N 43°56'05" E	42°07'10"

LEGEND	
Fence Line	—X—
Overhead Powerline	—E—
Building Line	—•••••
Utility Easement	—•••••
Found 5/8" Iron Rod (Unless Noted)	⊙

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 1st day of October, 2021.

KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730



MAP OF SURVEY OF

TWO TRACTS OF LAND TOTALING 10.3606 ACRES, SITUATED IN THE M.L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 10.604 ACRE TRACT DESCRIBED IN INSTRUMENT TO DAVID HUNTER, ET. UX. IN VOLUME 1856, PAGE 645 AND BEING ALL OF THAT CERTAIN CALLED 0.784 ACRE TRACT DESCRIBED IN INSTRUMENT TO DAVID HUNTER, ET. UX. IN VOLUME 1837, PAGE 212, BOTH IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83.

AWASHBURNS COMPANY

LAND SURVEYORS

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

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