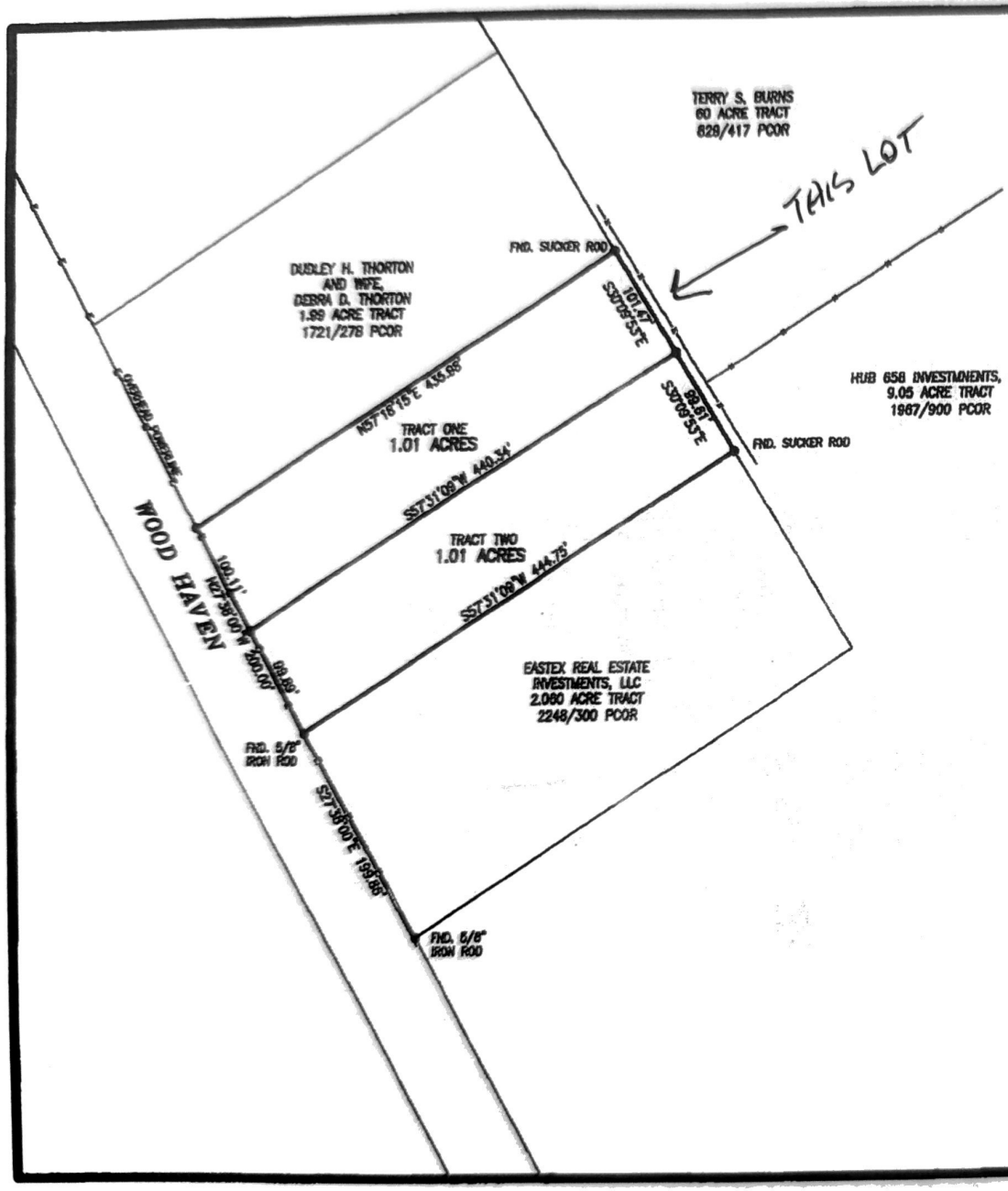



N

W E

S

SCALE: 1" = 100'

PLAT OF TWO (2) 1.01 ACRE TRACTS IN THE A. VIESCA SURVEY, A-77, POLK COUNTY, TEXAS AND BEING ALL OF A 2.04 ACRE TRACT CONVEYED BY LEGACY LAND COMPANY, LLC TO JAMES CLARK BY DEED DATED SEPTEMBER 30, 2022 AND RECORDED IN VOLUME 2444, PAGE 527 OF THE POLK COUNTY OFFICIAL RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR NO 5368, DO HEREBY CERTIFY TO JAMES CLARK AND COMMUNITY TITLE THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE UPON THE GROUND OF THE LAND SHOWN HEREON, THAT SAID SURVEY WAS MADE UNDER MY DIRECT SUPERVISION, THAT SAID LAND HAS ACCESS TO AND FROM A PUBLIC ROADWAY, THAT THIS SURVEY WAS MADE IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE, GF. NO. 22-30864-PC, EFFECTIVE DATE SEPTEMBER 2, 2022, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM PROFESSIONAL AND TECHNICAL STANDARDS FOR SURVEYS AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SURVEYED : AUGUST 28, 2023

ALAN COOK, REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 5368
COOK LAND SURVEYING ENT., LLC
110 EAST ABBEY ST.
LIVINGSTON, TX 77351
(936) 327-8184
COOKSURVEYING@LIVINGSTON.NET
FIRM CERTIFICATION NO. 10020800

STATE OF TEXAS
REGISTERED
ALAN COOK
5368
PROFESSIONAL
LAND SURVEYOR

NOTE : EXCEPT AS SHOWN, 5/8" IRON RODS WITH YELLOW CAPS STAMPED "RPLS 5368" WERE SET AT CORNERS.

NOTE : THE BEARINGS SHOWN HEREON ARE BASED UPON DEED CALL FOR THE SOUTHWEST LINE OF THE EASTEX REAL ESTATE INVESTMENTS, LLC 2.060 ACRE TRACT.

NOTE : THIS PLAT ACCOMPANIES FIELDNOTE DESCRIPTIONS OF THESE 1.01 ACRE TRACTS PREPARED THIS DATE.

NOTE : THE 20', 10', AND 5' BUILDING SET BACK LINES LISTED UNDER SCHEDULE "B", ITEM p. APPLY TO SECTIONS 1 & 2 OF FOREST SPRINGS SUBDIVISION.

dwg FS-N17-A
crd FS-N17

