METES AND BOUNDS:

BEING 10.19 ACRES LOCATED IN THE CORNELIUS DEVORE SURVEY, ABSTRACT NO. 207, POLK COUNTY, TEXAS, BEING THE SAME AS THAT CERTAIN TRACT OF LAND, CONVEYED TO JUSTIN M. FRONTINO AND CARLEE FRONTINO BY DEED RECORDED IN VOLUME 2366, PAGE 464, OFFICIAL RECORD OF POLK COUNTY, TEXAS, SAID 10.19 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the intersection of the Northwest right–of–way line of F.M. 3126 and the Southwest line of that certain 60 foot wide Access Easement, as recorded in Volume 475, Page 753, of the Official Records of Polk County, Texas;

Thence N 51°52'14" W, along the Southwest line of said 60 foot wide Access Easement, a distance of 593.76 feet to a 1/2 inch iron rod with cap found for the North corner of that certain tract of land conveyed to Bill Greer & Joan Greer by deed recorded in Volume 1469, Page 626 of the Official Records of Polk County, Texas, and the POINT OF BEGINNING of the herein described tract of land;

Thence S 38°33'10" W, along the Northwest line of said Greer tract, a distance of 746.90 feet to a 5/8 inch iron rod found in the Northeast line of that certain tract of land conveyed to Jeremy S. Strong by deed recorded in Volume 1436, Page 974 of the Official Records of Polk County, Texas, for the South corner of the herein described tract of land;

Thence N 52°58'57" W, along the Northeast line of said Strong tract, a distance of 589.72 feet to a 5/8 inch iron rod found in the Southeast line of that certain tract of land conveyed to Tony Revis & Katherine Revise by deed recorded in Volume 1509, Page 950 of the Official Records of Polk County, Texas, for the West corner of the herein described tract of land;

Thence N 38°31'16" E, along the Southeast line of said Revis tract, a distance of 758.35 feet to a 1/2 iron rod with cap found for the South corner of that certain tract of land conveyed to Mark D. Miller by deed recorded in Volume 2576, Page 856 of the Official Records of Polk County, Texas, for an angle point in the Northwest line of the herein described tract of land;

Thence S 51°52'14" E, along the South limit of said 60 foot wide Access Easement, a distance of 17.89 feet to the POINT OF BEGINNING of the herein described tract of land containing 15.83 acres of land.

STATE OF TEXAS
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENT, that We, Justin Michael Frontino and Carlee Frontino, owners of 10.19 acres located in the Cornelius Devore Survey, Abstract No. 207, Polk County, Texas as conveyed to us by deeds dated October 1, 2021, and recorded in Volume 2366, Page 464, Real Property Records of Polk County, Texas, DO HEREBY SUBDIVIDE 10.19 acres of land out of said Survey, to be known as the CLEARWATER SPRINGS AMENDING PLAT NO. 1, in accordance with the plat shown hereon, subject to all easements or restrictions heretofore granted and do hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

WITNESS MY HAND, this the _____ day of _____, A.D., 20___.

_____ _____
Justin Michael Frontino Carlee Frontino

THE STATE OF TEXAS
COUNTY OF POLK

BEFORE ME, the undersigned authority, on this day personally appeared Justin Michael Frontino, and Carlee Frontino, known by me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration of therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, A.D., 20___.

_____
Notary Public in and for the State of Texas

_____

My Commission expires: _____

We, Regions Bank D/B/A Regions Mortgage, owner and holder of a lien against the property described within the Clearwater Springs Amending Plat No. 1, said lien being evidenced by instrument of record in Volume 2366, Page 464, of the Real Property Records of Polk County, Texas, do hereby in all things subordinate to said Clearwater Springs Amending Plat No. 1, said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

_____
Signer Name, Signer Title

THE STATE OF TEXAS
COUNTY OF POLK

BEFORE ME, the undersigned authority, on this day personally appeared Signer Name, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration of therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, A.D., 20___.

_____
Notary Public in and for the State of Texas

_____

My Commission expires: _____

THE STATE OF TEXAS
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

_____ _____
Andrew P. Titcomb, RPLS Date

License No. _____

STATE OF TEXAS
REGISTERED
ANDREW P. TITCOMB
6951
PROFESSIONAL
LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF POLK

I, _____, County Clerk of Polk County, Texas, do hereby certify that on the _____ day of _____, A.D., 20___, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said Order has been duly entered in the minutes of the said Court in Book _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 20___,

_____
County Judge

_____ _____
Commissioner, Precinct 1 Commissioner, Precinct 2

_____ _____
Commissioner, Precinct 3 Commissioner, Precinct 4

ATTEST:_____
County Clerk

NOTES:

1. The bearings shown hereon are grid bearings based on the Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83).
2. The subject property is located approximately 5.4 miles Northwest of the city limits of Livingston, Texas.
3. The subject property is not located within the municipal limits or ETJ boundaries of any community.
4. Flood Information, based on visual examination, this tract lies within Zone "X" defined as "areas determined to be outside the 0.2% Annual Chance Floodplain", per F.E.M.A. Flood Insurance Rate Map Panel No: 48373C0300C with an Effective Date of 9/2/2010.
5. The location of all wells present on the property is shown hereon, all unused wells are capped or plugged.
6. The streets within the subdivision may not be accepted into the county maintenance inventory and are the responsibility of the developer or Home Owners Association until formally accepted for maintenance by the County under separate Order.
7. Water service will be provided by individual private water wells.
8. Sewer service will be provided by individual septic systems.
9. Electric Service will be provided by Sam Houston Electric Cooperative.
10. All property corner monuments are 5/8 inch iron rod with cap unless otherwise noted.
11. No more than one (1) single–family detached dwelling shall be located on each lot.
12. No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by Polk County Permit Office, a TCEQ–approved public water supply system, or other domestic water supply subject to the approval by the Polk County Commissioners Court.
13. There shall be a minimum of 1–18 inch culvert under each driveway servicing the lots shown hereon.

THE STATE OF TEXAS
COUNTY OF POLK

Individual sewage facilities for each lot must be permitted in accordance with 30 TAC §285 and local Regulations.

☒ Polk County Jurisdiction ☐ TRA Jurisdiction

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, Designated Representative, hereby certify that I have inspected this plat, and the same complies with the lot size requirements of the Polk County Subdivision Regulations.

_____ _____
Designated Representative Date

License No. _____

THE STATE OF TEXAS
COUNTY OF POLK

☒ Property is not within the floodplain.

_____ _____
Justin Michael Frontino Pamela Lynn Frontino

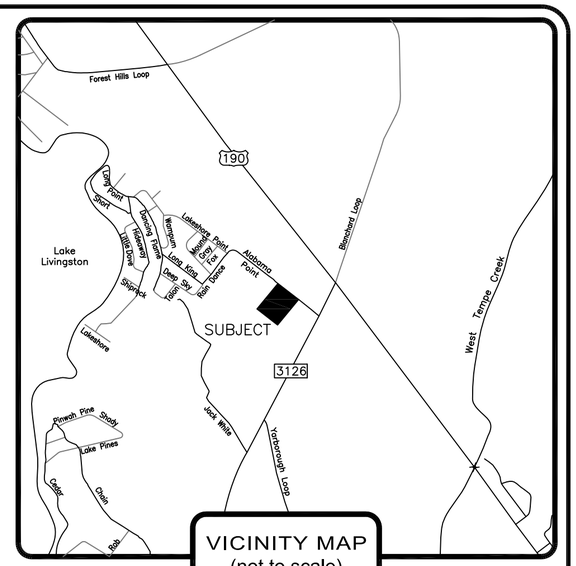
Floodplain Administrator: _____ Date: _____

THE STATE OF TEXAS
COUNTY OF POLK

I, _____, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, 20_____, at _____ o'clock __m., and duly recorded on the _____ day of _____, A.D., 20___, at _____ o'clock __m., in the Real Property Records of Polk County, Texas in Volume _____, Page_____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 20_____.

_____
COUNTY CLERK
POLK COUNTY, TEXAS



CLEARWATER SPRINGS AMENDING PLAT NO. 1

A SUBDIVISION OF 10.19 ACRES LOCATED IN THE CORNELIUS DEVORE SURVEY, ABSTRACT NO. 207, POLK COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2 OF CLEARWATER SPRINGS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 41 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.

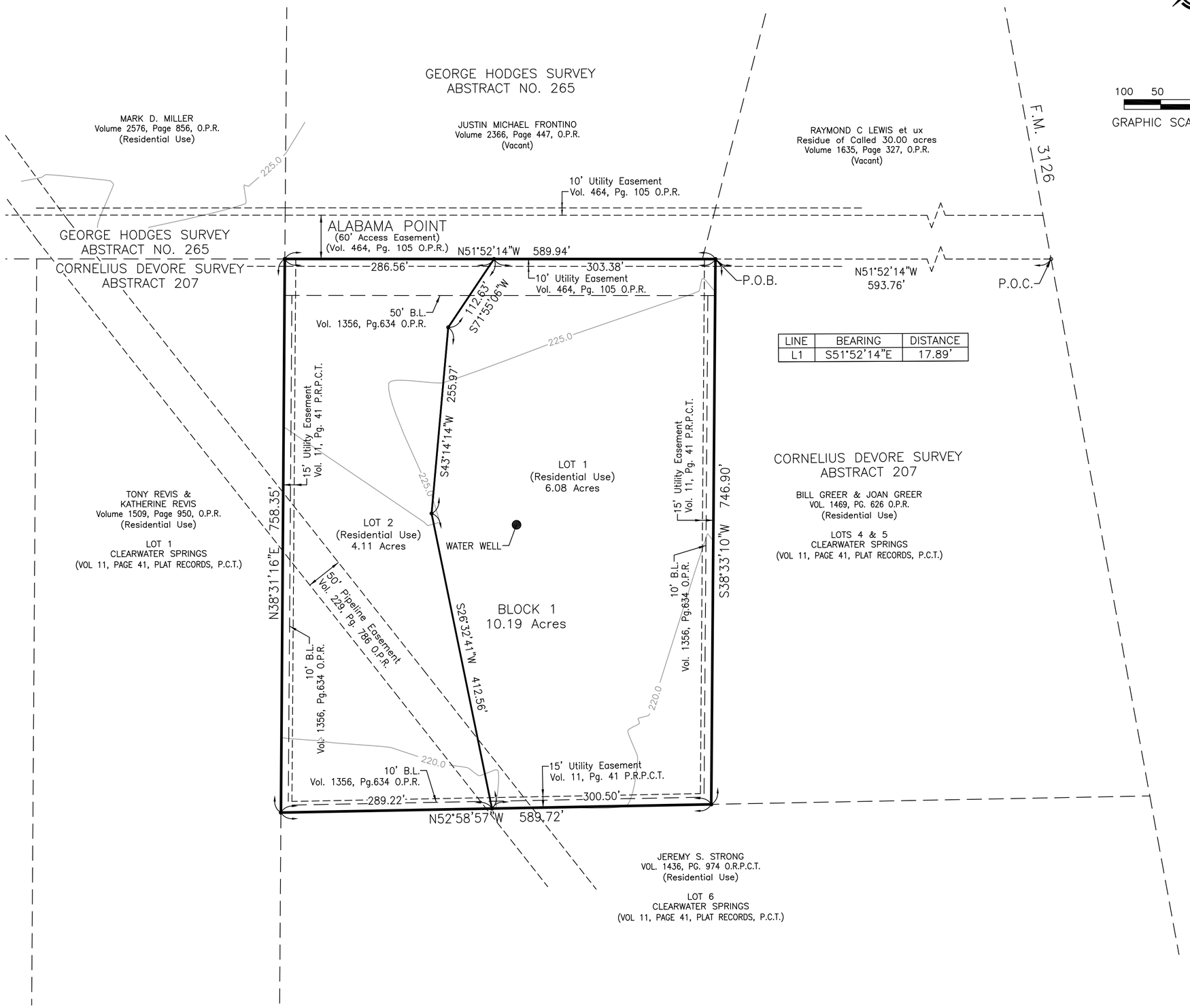
2 LOTS, 1 BLOCK

DATE: OCTOBER, 2025

OWNERS:
Justin Michael Frontino and Carlee Frontino
245 Alabama Point
Livingston, Texas 77351
(281) 844–1634

SURVEYOR:
TC Survey & Mapping
9711 Mason Road, Suite 125
Richmond, Texas 77407
(832) 600–2510
TBPELS Firm No. 10194775

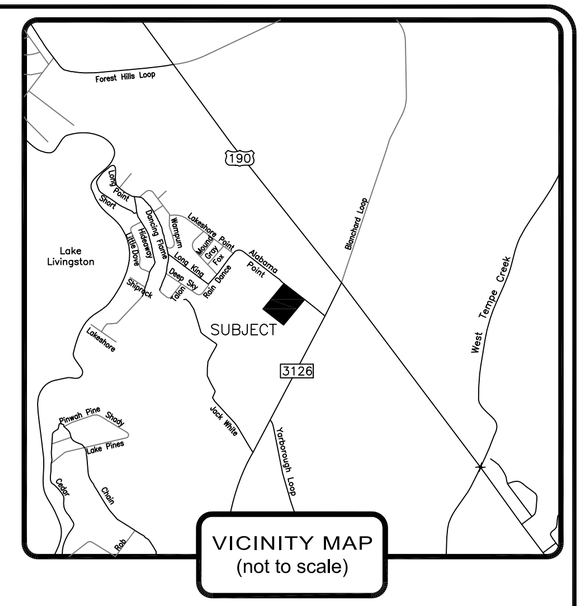
TEXAS LAND MAPS
2205 San Felipe Street
Houston, Texas 77019
Office: 281-645-6600
Cell: 713-298-9987
www.TexasLandMaps.com



LINE	BEARING	DISTANCE
L1	S51°52'14"E	17.89'

100 50 0 100

GRAPHIC SCALE : 1"= 100'



VICINITY MAP
(not to scale)

CLEARWATER SPRINGS AMENDING PLAT NO. 1

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OWNERS:
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