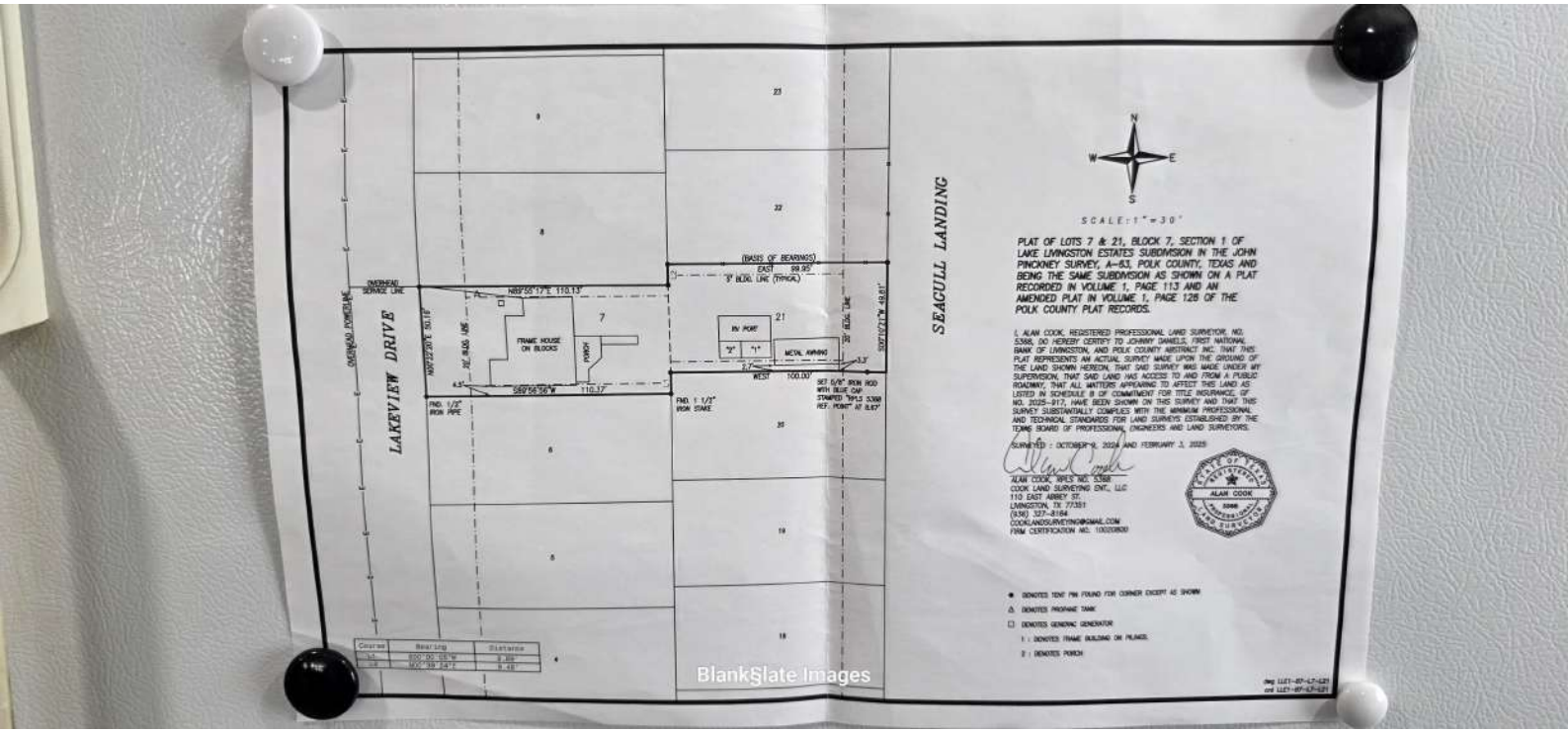

LAKEVIEW DRIVE
SEAGULL LANDING
OVERHEAD SERVICE LINE
OVERHEAD POWER LINE
N89°55'17"E 110.13'
(BASIS OF BEARINGS)
EAST 99.95'
3' BLDG. LINE (TYP.)
FRAME HOUSE ON BLOCKS
PORCH
IN PORT
METAL AWNING
S89°56'56"W 110.17'
WEST 100.00'
FND. 1/2" IRON PIPE
FND. 1 1/2" IRON STAKE
SET 5/8" IRON ROD WITH BLUE CAP STAMPED "RPLS 5388" REF. POINT AT 0.43'
PLAT OF LOTS 7 & 21, BLOCK 7, SECTION 1 OF LAKE LIVINGSTON ESTATES SUBDIVISION IN THE JOHN PINCKNEY SURVEY, A-63, POLK COUNTY, TEXAS AND BEING THE SAME SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 1, PAGE 113 AND AN AMENDED PLAT IN VOLUME 1, PAGE 126 OF THE POLK COUNTY PLAT RECORDS.
I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5388, DO HEREBY CERTIFY TO JOHNNY DANIELS, FIRST NATIONAL BANK OF LIVINGSTON, AND POLK COUNTY ABSTRACT, INC. THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE UPON THE GROUND OF THE LAND SHOWN HEREON, THAT SAID SURVEY WAS MADE UNDER MY SUPERVISION, THAT SAID LAND HAS ACCESS TO AND FROM A PUBLIC ROADWAY, THAT ALL MATTERS APPEARING TO AFFECT THIS LAND AS LISTED IN SCHEDULE B OF COMMITMENT FOR TITLE INSURANCE, GF NO. 2025-917, HAVE BEEN SHOWN ON THIS SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM PROFESSIONAL AND TECHNICAL STANDARDS FOR LAND SURVEYS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
SURVEYED : OCTOBER 9, 2024 AND FEBRUARY 3, 2025
ALAN COOK, RPLS NO. 5388
COOK LAND SURVEYING ENT., LLC
110 EAST ABBEY ST.
LIVINGSTON, TX 77351
(936) 327-8184
COOKLANDSURVEYING@GMAIL.COM
FIRM CERTIFICATION NO. 10020800
STATE OF TEXAS
REGISTERED
ALAN COOK
5388
PROFESSIONAL
LAND SURVEYOR
SCALE: 1" = 30'
N
W
E
S
Course | Bearing | Distance
L1 | S00°00'08"W | 9.88'
L2 | N00°49'19"E | 9.48'
● DENOTES TENT PIN FOUND FOR CORNER EXCEPT AS SHOWN
△ DENOTES PROPANE TANK
□ DENOTES GENERAC GENERATOR
1 : DENOTES FRAME BUILDING ON PILINGS
2 : DENOTES PORCH
Img LLE1-87-L7-L21
and LLE1-87-L7-L21
BlankSlate Images