

CRAIG R. JONES AND LINDSEY R. JONES,
HUSBAND AND WIFE
30.00 ACRES
1939/420 PCOR

FEN. CORNER IS
2.3' NORTH OF
BOUNDARY LINE

FEN. CORNER IS
1.4' SOUTH OF
BOUNDARY LINE

WILLIAM B. ROWE
AND WIFE,
NATALIE C. ROWE
RESIDUE OF 94.20 ACRES
1397/211 PCOR

WILLIAM B. ROWE
NATALIE C. ROWE
RESIDUE OF 4.837 ACRES
1587/593 PCOR

DENNIS C. MOORE
AND WIFE,
PAMELA P. MOORE
4.00 ACRES
1309/963 PCOR

0.984 AC. ROAD ESMT.
1397/211 PCOR

4.110 ACRES

LAKEWOOD BUILDERS INVESTMENTS, LLC
3.84 ACRES
2102/90 PCOR

FND. 1/2" IRON ROD

N80°40'06"W
100.86'

FND. R/W
CON. MON.

N74°40'43"W
99.71'

FND. 5/8" IRON ROD

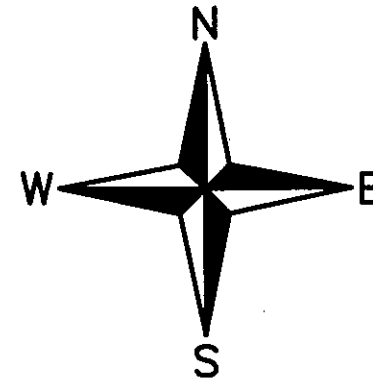
N58°48'50"W
108.04'

FND. 1/2" IRON ROD

FND. 1/2" IRON ROD

N73°43'25"W
25.18'

U.S. HIGHWAY NO. 190



SCALE: 1" = 100'

PLAT OF 4.110 ACRES IN THE ISAAC HAYNES SURVEY, A-324, POLK COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED AS 4.107 ACRES CONVEYED BY CHAMPION REALTY CORPORATION TO GETHSEMANE CHURCH BY DEED DATED NOVEMBER 13, 1991 AND RECORDED IN VOLUME 827, PAGE 680 OF THE POLK COUNTY OFFICIAL RECORDS AND ALSO BEING THE SAME 4.107 ACRES CONVEYED BY GETHSEMANE CHURCH TO W.D. BLOODWORTH, SR. BY DEED DATED APRIL 16, 1995 AND RECORDED IN VOLUME 970, PAGE 820 OF SAID OFFICIAL RECORDS AND ALSO BEING THE SAME 4.107 ACRES CONVEYED TO WILLIAM D. BLOODWORTH AND RITA BLOODWORTH, TRUSTEES OF THE BLOODWORTH LIVING TRUST, BY DEED DATED APRIL 11, 2023 AND RECORDED IN VOLUME 2476, PAGE 83 OF SAID OFFICIAL RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY 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 COUNTY MAINTAINED ROADWAY, 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: MARCH 27, 2024

ALAN COOK, RPLS NO. 5368
COOK LAND SURVEYING ENT., LLC
110 EAST ABBEY ST.
LIVINGSTON, TX 77351
(936) 327-8164
COOKSURVEYING@LIVINGSTON.NET
FIRM CERTIFICATION NO. 10020800



NOTE: THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE LAND SHOWN HEREON AND WAS PERFORMED WITHOUT AN ABSTRACT OF TITLE AND AS SUCH, THIS LAND MAY BE SUBJECT TO BUILDING SET-BACKS, UTILITY EASEMENTS, COUNTY REGULATIONS OR OTHER MATTERS OF RECORD WHICH AFFECT ITS USE.

NOTE: THIS PLAT ACCOMPANIES A FIELDNOTE DESCRIPTION OF THIS 4.110 ACRES PREPARED THIS DATE.

COURSE	BEARING	DISTANCE
T1	S35°03'58"E	58.30'
T2	S19°29'03"W	84.31'
T3	S22°12'43"E	48.06'
T4	S04°22'33"E	63.33'

CURVE	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	182.00'	122.41'	38°32'15"	120.12'	S15°47'51" E
C2	143.67'	136.78'	54°32'52"	131.67'	S07°47'29" E
C3	215.50'	156.83'	41°41'47"	153.39'	S01°21'50" E
C4	147.80'	44.68'	17°19'14"	44.51'	S13°33'03" E