

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LINE	DIRECTION	DISTANCE
L1	N 42°06'18" E	25.00'
L2	N 42°01'18" E	21.50'
L3	N 42°42'58" E	28.21'
L4	S 28°51'10" W	41.20'
L5	S 31°51'39" W	104.97'
L6	S 56°18'45" E	44.03'
L7	S 41°58'40" E	11.82'
L8	S 73°32'59" E	22.89'
L9	N 86°59'53" E	16.22'
L10	N 79°23'09" E	17.09'
L11	N 73°04'24" E	16.41'
L12	N 65°13'28" E	13.94'
L13	N 58°26'01" E	37.57'
L14	N 28°32'28" E	48.76'
L15	N 13°36'53" E	34.35'
L16	N 07°19'40" W	32.89'
L17	S 27°13'33" W	34.91'
L18	S 61°41'49" W	23.20'
L19	S 44°08'23" W	33.45'

- LEGEND:**
- AE AERIAL EASEMENT
 - BL BUILDING LINE
 - BLDG BUILDING
 - CSM CASSEMENT
 - FND FOUND
 - HL&P HOUSTON LIGHTING & POWER
 - IP IRON PIPE
 - IR IRON ROD
 - CIR CAPPED IRON ROD
 - STS STAMPED SOUTH TEXAS SURVEYING
 - PCCF POLK COUNTY CLERK'S FILE
 - PCDR POLK COUNTY DEED RECORDS
 - PCMR POLK COUNTY MAP RECORDS
 - PGB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - PS PARKING SPACES
 - R/W RIGHT OF WAY
 - SQ. FT. SQUARE FEET
 - UE UTILITY EASEMENT
 - W WOOD FENCE
 - W/F WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MANHOLE
 - MONITORING WELL
 - PIPELINE MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - ST SET 5/8" CIR "STS"

NOTES:

- BEARING BASIS IS G.P.S. OBSERVATION TEXAS CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 42°06'54" E ALONG THE R.O.W. LINE OF CAPTAINS LANE.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2024-158 OF FIRST AMERICAN TITLE GUARANTY COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X & A, ACCORDING TO F.I.R.M. MAP NO. 48323C 0300C. DATE 09-03-2010. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

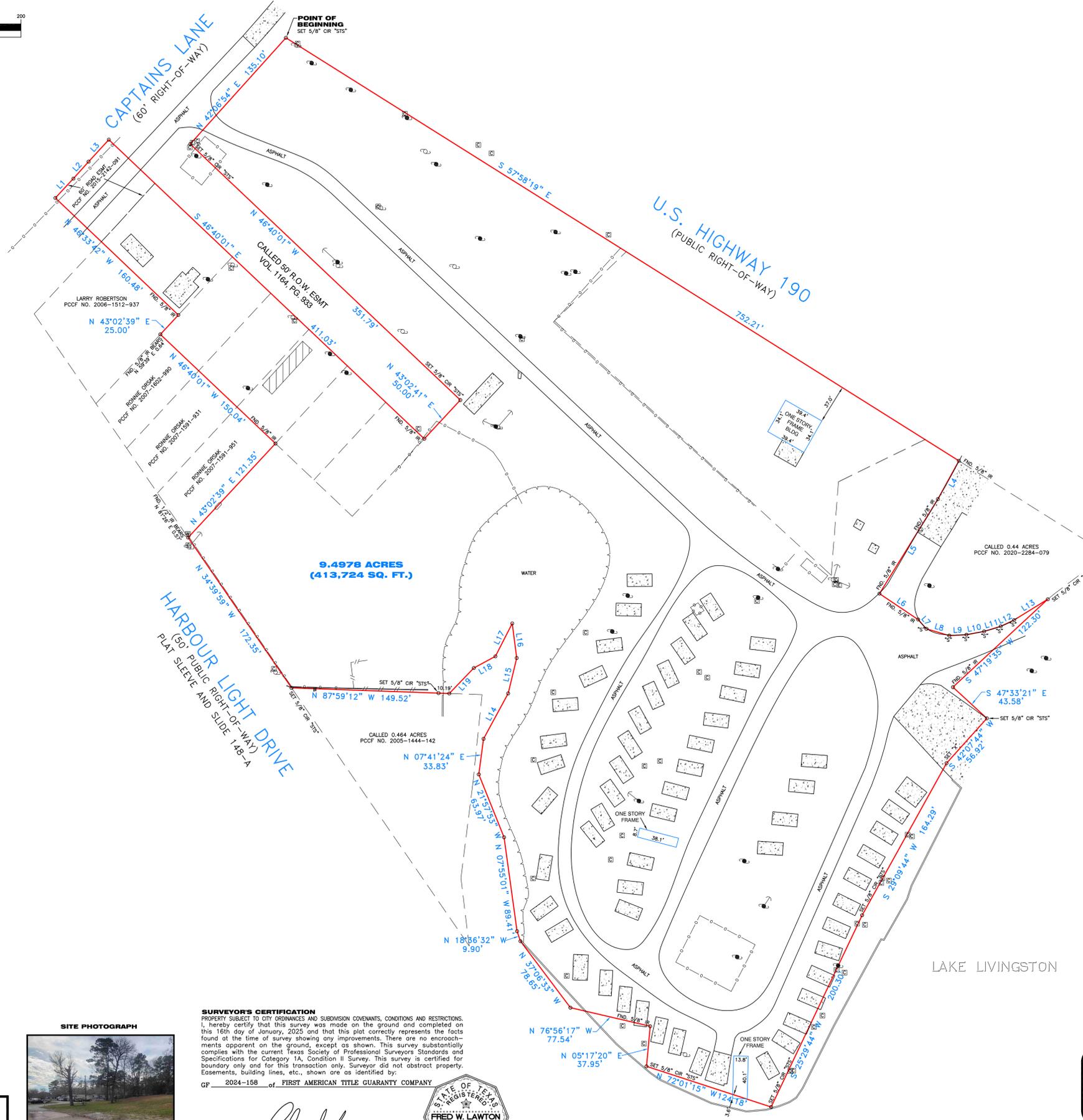


SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, hereby certify that this survey was made on the ground and completed on this 16th day of January, 2025 and that this plot correctly represents the facts found at the line of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF 2024-158 of FIRST AMERICAN TITLE GUARANTY COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



LEGAL DESCRIPTION

A 8.5970 ACRE TRACT BEING COMPRISED OF TWO TRACTS OF LAND CONVEYED TO RONNIE W. OSRAK, BARBARA J. OSRAK, AND LANELL M. OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2018-2142-091, A TRACT OF LAND CONVEYED TO RONNIE W. OSRAK AND LANELL M. OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2002-1277-894, A TRACT OF LAND CONVEYED TO DEMPSEY HICKMAN AND JERRY HICKMAN AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 99-1146-146, AND A TRACT OF LAND CONVEYED TO RONNIE W. OSRAK AND LANELL M. OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2017-2082-422, BEING SITUATED IN THE JOHN'S BURGESS SURVEY, ABSTRACT NO. 7 IN POLK COUNTY, TEXAS, SAID 8.5970 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF CAPTAINS LANE (60 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST LINE OF U.S. HIGHWAY 190 (PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 57 DEGREES 58 MINUTES 19 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID U.S. HIGHWAY 190, A DISTANCE OF 752.21 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 28 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG THE NORTHWEST LINE OF A CALLED 0.44 ACRE TRACT AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2020-2284-079, A DISTANCE OF 41.20 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT;

THENCE SOUTH 31 DEGREES 51 MINUTES 39 SECONDS WEST, CONTINUING ALONG THE NORTHWEST LINE OF SAID CALLED 0.44 ACRE TRACT, A DISTANCE OF 104.97 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHWEST LINE OF SAID CALLED 0.44 ACRE TRACT, THE FOLLOWING 8 CALLS:

SOUTH 58 DEGREES 18 MINUTES 45 SECONDS EAST, A DISTANCE OF 44.03 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 41 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 11.82 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT;

SOUTH 73 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 22.59 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT;

NORTH 8 DEGREES 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 16.22 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT;

NORTH 79 DEGREES 23 MINUTES 09 SECONDS EAST, A DISTANCE OF 17.09 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT;

NORTH 73 DEGREES 04 MINUTES 24 SECONDS EAST, A DISTANCE OF 16.41 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT;

NORTH 65 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 13.94 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT;

NORTH 58 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 37.57 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

THENCE ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND LAKE LIVINGSTON, THE FOLLOWING 19 CALLS:

SOUTH 47 DEGREES 19 MINUTES 35 SECONDS WEST, A DISTANCE OF 122.30 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 47 DEGREES 33 MINUTES 21 SECONDS EAST, A DISTANCE OF 43.58 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

SOUTH 42 DEGREES 07 MINUTES 44 SECONDS WEST, A DISTANCE OF 56.92 FEET TO A SET "X" FOR AN ANGLE POINT;

SOUTH 29 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 164.29 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT;

SOUTH 25 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 200.30 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

NORTH 72 DEGREES 01 MINUTES 15 SECONDS WEST, A DISTANCE OF 124.18 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

NORTH 05 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 37.95 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 76 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 77.54 FEET TO A POINT FOR CORNER;

NORTH 37 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 78.65 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 36 MINUTES 32 SECONDS WEST, A DISTANCE OF 9.90 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 55 MINUTES 01 SECONDS WEST, A DISTANCE OF 89.41 FEET TO A POINT FOR CORNER;

NORTH 21 DEGREES 57 MINUTES 53 SECONDS WEST, A DISTANCE OF 96.97 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 33.83 FEET TO A POINT FOR CORNER;

NORTH 28 DEGREES 32 MINUTES 28 SECONDS EAST, A DISTANCE OF 48.76 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 13 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 34.35 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 07 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 32.89 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 27 DEGREES 13 MINUTES 33 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 41 MINUTES 49 SECONDS WEST, A DISTANCE OF 23.20 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 44 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF 33.45 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF A CALLED 0.464 ACRE TRACT AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2005-1444-142;

THENCE NORTH 87 DEGREES 59 MINUTES 12 SECONDS WEST, ALONG THE NORTH LINE OF A SAID CALLED 0.464 ACRE TRACT, A DISTANCE OF 10.19 FEET PASS A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 148.82 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN THE NORTHEAST LINE OF HARBOUR LIGHT DRIVE (50 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE NORTH 34 DEGREES 39 MINUTES 59 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID HARBOUR LIGHT DRIVE, A DISTANCE OF 172.35 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD BEARS NORTH 81 DEGREES 26 MINUTES EAST, A DISTANCE OF 0.57 FEET;

THENCE NORTH 43 DEGREES 02 MINUTES 39 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO RONNIE OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2007-1591-951, A DISTANCE OF 121.35 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 46 DEGREES 40 MINUTES 01 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID RONNIE OSRAK TRACT, THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO RONNIE OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2007-1591-951, AND THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO RONNIE OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2007-1602-990, A DISTANCE OF 150.04 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 59 DEGREES 39 SECONDS EAST, A DISTANCE OF 0.64 FEET;

THENCE NORTH 43 DEGREES 02 MINUTES 39 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO LARRY ROBERTSON AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2008-1512-937 AND OVER AND ACROSS THE AFORESAID CAPTAINS LANE, A DISTANCE OF 160.48 FEET TO A POINT FOR CORNER IN THE NORTHWEST LINE OF SAID CAPTAINS LANE;

THENCE ALONG THE NORTHWEST LINE OF SAID CAPTAINS LANE, THE FOLLOWING 3 CALLS:

NORTH 43 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 25.00 FEET TO AN ANGLE POINT;

NORTH 42 DEGREES 01 MINUTES 18 SECONDS EAST, A DISTANCE OF 21.50 FEET TO AN ANGLE POINT;

NORTH 42 DEGREES 42 MINUTES 58 SECONDS EAST, A DISTANCE OF 28.21 FEET TO A POINT FOR CORNER;

THENCE SOUTH 48 DEGREES 40 MINUTES 01 SECONDS EAST, OVER AND ACROSS SAID CAPTAINS LANE AND ALONG THE SOUTHWEST LINE OF A CALLED 50 FOOT RIGHT-OF-WAY EASEMENT AS DESCRIBED IN VOLUME 1144, PAGE 833 OF POLK COUNTY DEED RECORDS, A DISTANCE OF 411.03 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 43 DEGREES 02 MINUTES 41 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 50 FOOT RIGHT-OF-WAY EASEMENT, A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 48 DEGREES 40 MINUTES 01 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID CALLED 50 FOOT WIDE RIGHT-OF-WAY EASEMENT, A DISTANCE OF 351.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE SOUTHWEST LINE OF SAID CAPTAINS LANE;

THENCE NORTH 42 DEGREES 08 MINUTES 54 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CAPTAINS LANE, A DISTANCE OF 135.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.5970 ACRES (374,484 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY OF

A 8.5970 ACRE TRACT BEING COMPRISED OF TWO TRACTS OF LAND CONVEYED TO RONNIE W. OSRAK, BARBARA J. OSRAK, AND LANELL M. OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2018-2142-091, A TRACT OF LAND CONVEYED TO RONNIE W. OSRAK AND LANELL M. OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2002-1277-894, A TRACT OF LAND CONVEYED TO DEMPSEY HICKMAN AND JERRY HICKMAN AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 99-1146-146, AND A TRACT OF LAND CONVEYED TO RONNIE W. OSRAK AND LANELL M. OSRAK AS DESCRIBED IN POLK COUNTY CLERK'S FILE NO. 2017-2082-422, BEING SITUATED IN THE JOHN'S BURGESS SURVEY, ABSTRACT NO. 7 IN POLK COUNTY, TEXAS.

ADDRESS: 11941 U.S. HIGHWAY 190
LIVINGSTON, TEXAS 77351

REVISIONS:

NO.	DATE	DESCRIPTION
1.	01-30-25	COMMENTS

JOB NO: 0038-25 **SCALE:** 1" = 50'
DATE: 01-16-25 **SHEET:** 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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Firm Number: 10045400

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