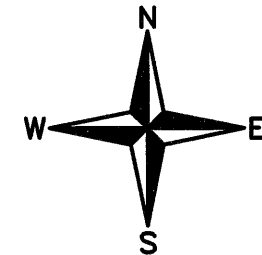
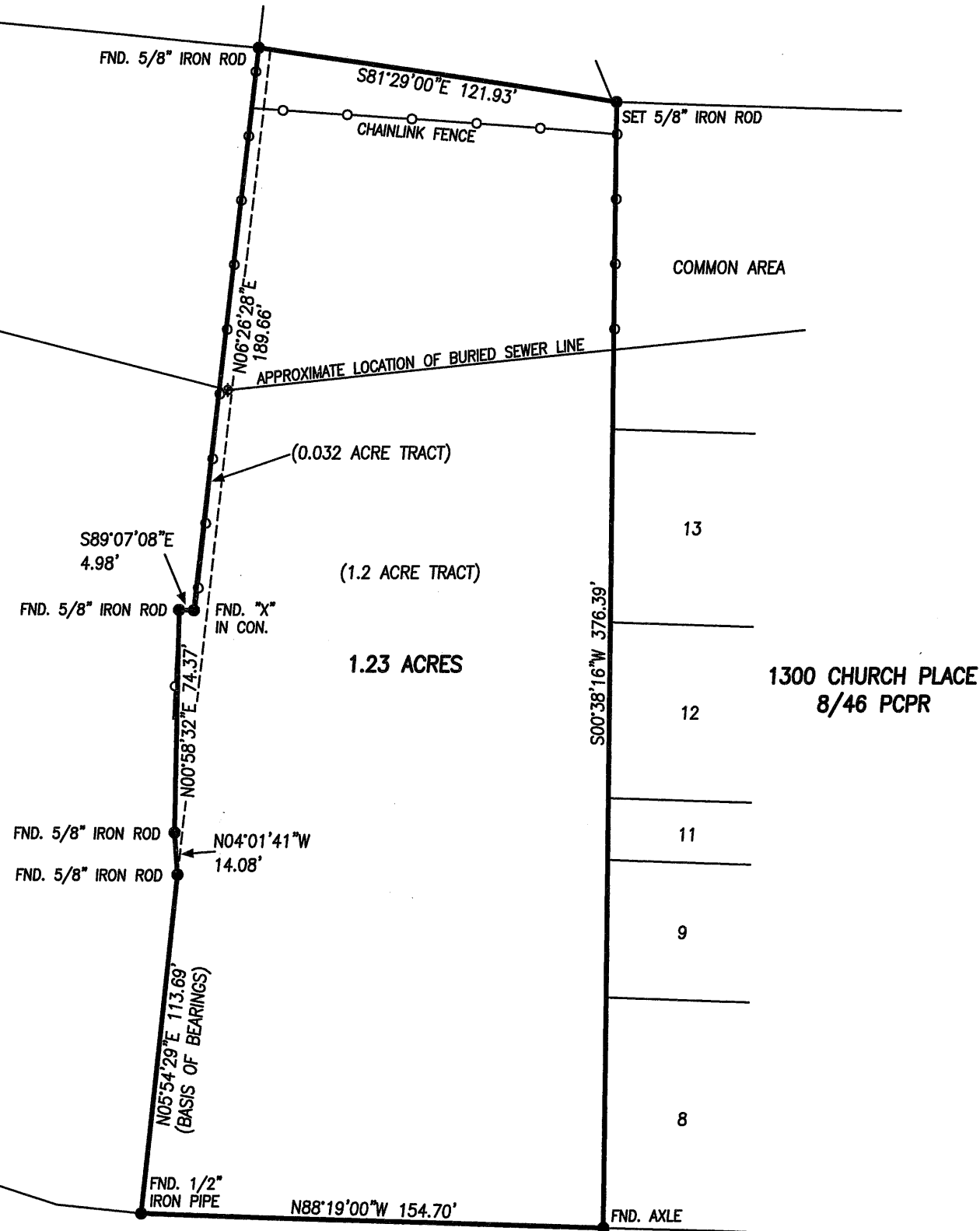


CITY OF LIVINGSTON  
5.90 ACRE TRACT  
2387/061 PCOR

KINGS CROSSING OF  
KANSAS, INC.  
2.389 ACRE TRACT  
1351/473 PCOR



SCALE: 1" = 50'

PLAT OF 1.23 ACRES IN THE M.L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS AND BEING ALL OF A 1.2 ACRE TRACT AND A 0.032 ACRE TRACT CONVEYED TO BROCK CAMPBELL LIVELY AND WIFE GLORIA LIVELY AS TRACTS ONE AND TWO BY DEED DATED JULY 12, 2018 AND RECORDED IN VOLUME 2165, PAGE 129 OF THE POLK COUNTY 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 PUBLIC 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 JANUARY 28, 2026

ALAN COOK, RPLS NO. 5368  
COOK LAND SURVEYING ENT., LLC  
110 EAST ABBEY ST.  
LIVINGSTON, TX 77351  
(936) 327-8164  
COOKLANDSURVEYING@GMAIL.COM  
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 : 5/8" IRON ROD SET FOR CORNER HAS A YELLOW CAP STAMPED "COOK SURVEY RPLS 5368".

NOTE : THIS PLAT ACCOMPANIES A FIELDNOTE DESCRIPTION OF THIS 1.23 ACRES PREPARED THIS DATE.

U.S. HIGHWAY NO. 190

FIELDNOTES of 1.23 Acres in the M.L. Choate Survey, A-15, Polk County, Texas and being all of a 1.2 Acre Tract and all of a 0.032 Acre Tract conveyed to Brock Campbell Lively and wife, Gloria Lively as Tracts One and Two by deed dated July 12, 2018 and recorded in Volume 2165, Page 129 of the Polk County Official Records. Said 1.23 Acres being more particularly described as follows :

BEGINNING at the Southeast corner of said 1.2 Acre Tract and the Southwest corner of 1300 Church Place as shown on a plat recorded in Volume 8, Page 46 of the Polk County Plat Records, found an axle for corner in the North right of way of U.S. Highway No. 190;

THENCE with the South Line of said 1.2 Acre Tract and said North right of way, N88°19'00"W 154.70 feet to the Southwest corner of said 1.2 Acre Tract the lower Southeast corner of a 2.389 Acre Tract conveyed to Kings Crossing of Kansas, Inc. by deed recorded in Volume 1351, Page 473 of said Official Records, found a 1/2" iron pipe for corner;

THENCE with the West Line of said 1.2 Acre Tract and the lower East Line of said 2.389 Acre Tract, N05°54'29"E 113.69 feet to a 5/8" iron rod found for the South corner of said 0.032 Acre Tract and an angle corner of said 2.389 Acre Tract;

THENCE with the West Line of said 0.032 Acre Tract and the East Line of said 2.389 Acre Tract, N04°01'41"W 14.08 feet to a 5/8" iron rod found and N00°58'32"E 74.37 feet to the lower Northwest corner of said 0.032 Acre Tract and an interior corner of said 2.389 Acre Tract, found a 5/8" iron rod for corner;

THENCE with the lower North Line of said 0.032 Acre Tract and the upper South Line of said 2.389 Acre Tract, S89°07'08"E 4.98 feet to an interior corner of said 0.032 Acre Tract and the upper Southeast corner of said 2.389 Acre Tract, found an "X" in concrete for corner;

THENCE with the upper West Line of said 0.032 Acre Tract and the upper East Line of said 2.389 Acre Tract, N06°26'28"E 189.66 feet to the upper Northwest corner of said 0.032 Acre Tract and the Northeast corner of said 2.389 Acre Tract, found a 5/8" iron rod for corner in the upper South Line of a 5.90 Acre Tract conveyed to City of Livingston by deed recorded in Volume 2387, Page 061 of said Official Records;

THENCE with the North Line of said 0.032 Acre Tract, the North Line of said 1.2 Acre Tract and the upper South Line of said 5.90 Acre Tract, S81°29'00"E 121.93 feet to the Northeast corner of said 1.2 Acre Tract and the Northwest corner of said 1300 Church Place, set a 5/8" iron rod with a yellow cap stamped "Cook Survey RPLS 5368" for corner;

THENCE with the East Line of said 1.2 Acre Tract and the West Line of said 1300 Church Place, S00°38'16"W 376.39 feet to the Place of Beginning and containing 1.23 Acres of Land.

The bearings described herein are based upon deed calls for said 2.389 Acre Tract.

This fieldnote description accompanies a plat of this 1.23 Acres prepared this date.

Surveyed : January 28, 2026



Alan Cook, Registered Professional  
Land Surveyor, No. 5368

