

I, RHYS BURNETT, AN OFFICER OF RHYS & ERIN, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE MAP OF MILL CREEK CROSSING, SECTION ONE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID RHYS & ERIN, LLC. ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS MILL CREEK CROSSING, SECTION ONE, LOCATED IN THE A.D. BATEMAN SURVEY, ABSTRACT NO. 109, POLK COUNTY, TEXAS, IN THE POLK COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 469, POLK COUNTY, TEXAS, IN THE POLK COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 468, POLK COUNTY, TEXAS; AND ON BEHALF OF SAID RHYS & ERIN, LLC AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENT SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT RHYS BURNETT, AN OFFICER OF RHYS & ERIN, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE MAP OF MILL CREEK CROSSING, SECTION ONE, HAVE COMPLIED OR WILL COMPLY WITH THE REGULATIONS HERETOFORE ON FILE WITH POLK COUNTY.

FURTHERMORE, I OR RHYS & ERIN, LLC, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING POLK COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES. FURTHERMORE, ALL OF THE PROPERTY SUBDIVIDED IN THE MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF POLK COUNTY, BY POLK COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

(1) THAT DRAINAGE OF SEPTIC TANK INTO THE ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
(2) DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS SQUARE FEET (1-3/4 SQ. FT.) (18" DIAMETER PIPE CULVERT). CULVERTS OR BRIDGES MUST BE USED FOR DRIVEWAYS AND/OR WALKS.

I HEREBY COVENANT AND AGREE WITH POLK COUNTY AND/OR ANY PROPERTY OWNER THAT NO DWELLING UNIT SHALL BE CONSTRUCTED AND/OR OCCUPIED ON ANY LOT HAVING AN AREA OF LESS THAN FIFTEEN THOUSAND (15,000) SQUARE FEET UNLESS A SANITARY SEWER SYSTEM MEETING THE APPROVAL OF COUNTY AND STATE HEALTH AUTHORITIES SHALL FIRST HAVE BEEN EXTENDED TO THE LOT, PLOT, OR SITE; AND IN NO CASE SHALL ANY DWELLING BE CONSTRUCTED UPON A LOT, PLOT, OR SITE OF LESS AREA THAN FIVE THOUSAND (5,000) SQUARE FEET OR WITH LESS STREET BUILDING LINE FRONTAGE THAN FIFTY (50) FEET.

LIEN FREE RIGHT-OF-WAY:

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

IN TESTIMONY WHEREOF, RHYS & ERIN, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY RHYS BURNETT & ERIN BURNETT, AN OFFICER OF RHYS & ERIN, LLC, THEREUNTO AUTHORIZED AND ITS COMMON SEAL HERETO AFFIXED

THIS 23 DAY OF June AD 2020

BY: Rhys Burnett
RHYS BURNETT
AUTHORIZED OFFICER OF RHYS & ERIN, LLC

STATE OF TEXAS
COUNTY OF POLK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BURNETT, AUTHORIZED OFFICER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF June

AD 2020

BY: Kayla Pitts
NOTARY PUBLIC, POLK COUNTY, TEXAS



COUNTY CLERK'S APPROVAL:

STATE OF TEXAS
COUNTY OF POLK

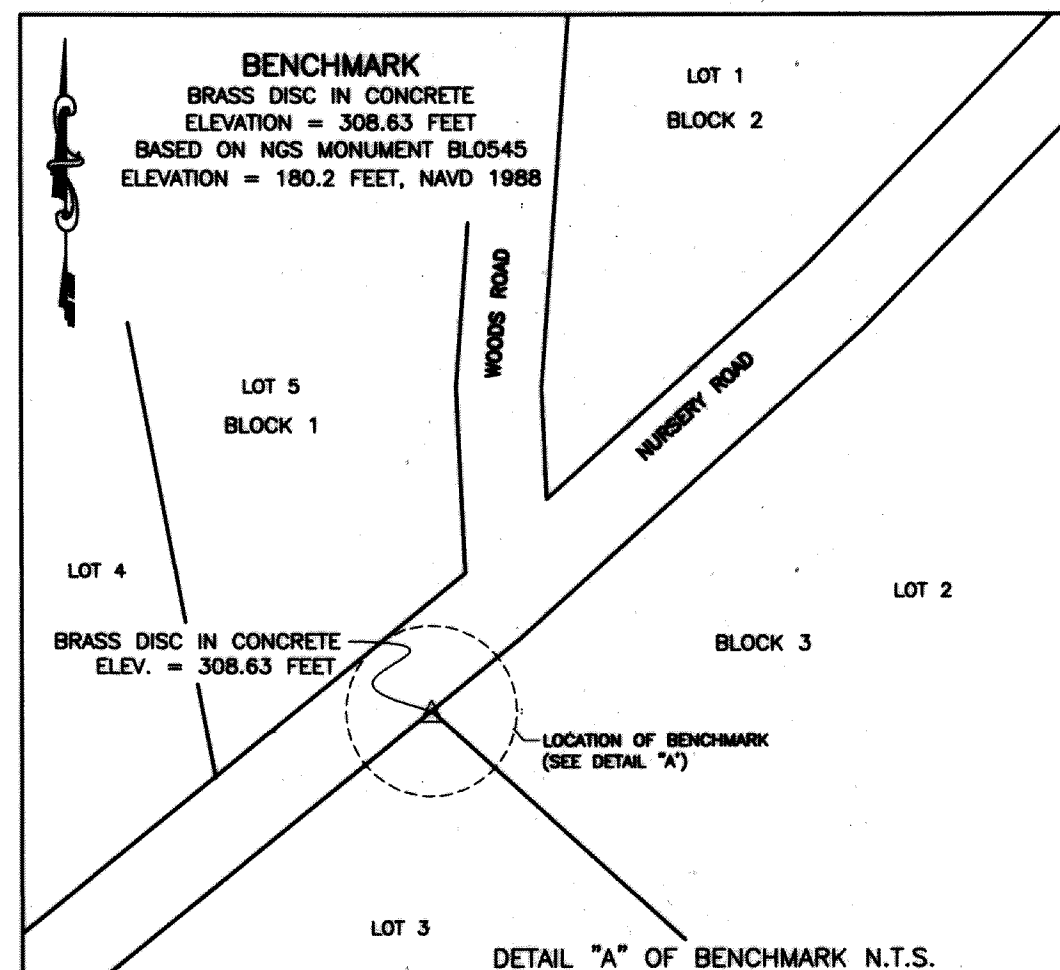
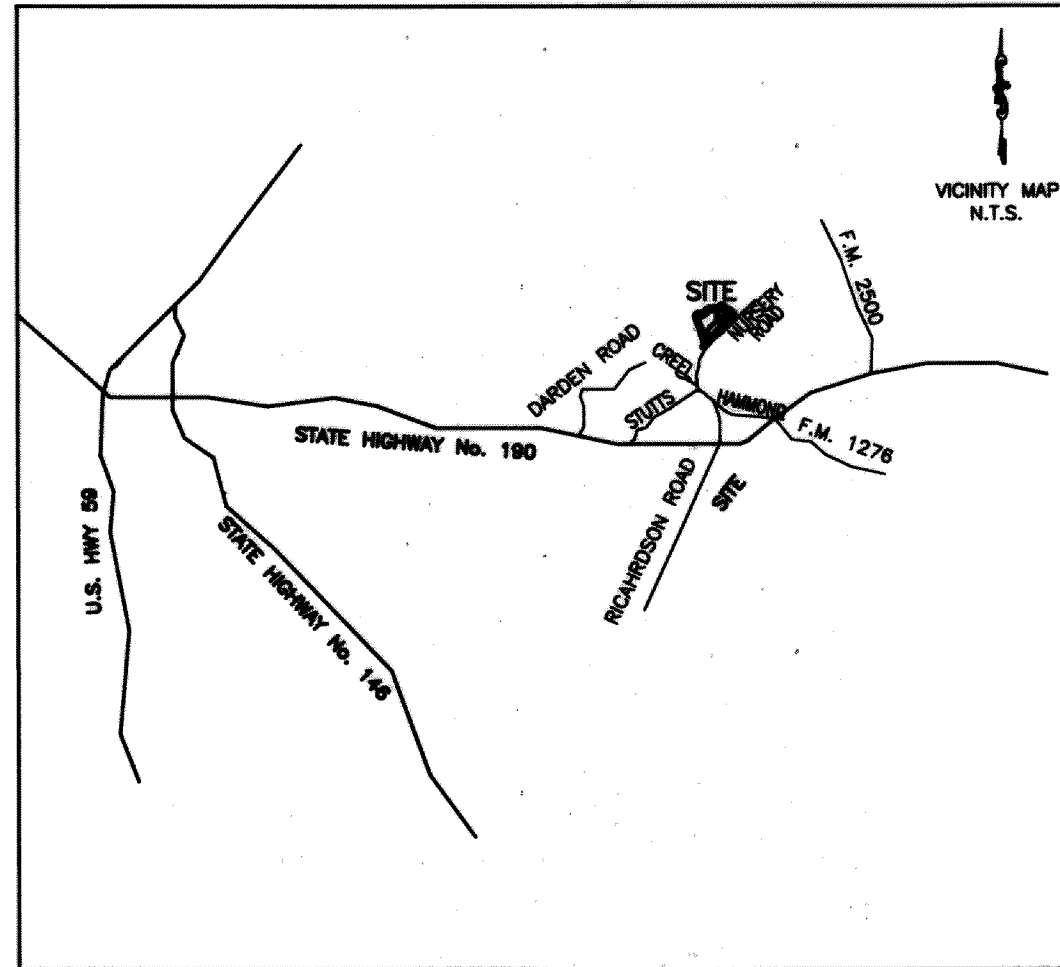
KNOW ALL MEN BY THESE PRESENTS:

I, Schelana Hock, COUNTY CLERK OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 23rd June, 2020 A.D., AT 1:49 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY IN VOLUME 13, PAGE 053. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN LIVINGSTON, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.
SCHELANA HOCK, COUNTY CLERK OF POLK COUNTY, TEXAS

BY: Heather Jimin
DEPUTY OF THE COUNTY CLERK
POLK COUNTY TEXAS

FILED FOR RECORD
This 23 day of June, 2020 At
1:49 o'clock P.M.
SCHELANA HOCK
County Clerk, Polk County, Texas
By: Heather Jimin

DEDICATION INFORMATION



COMMISSIONERS' COURT CERTIFICATION:

STATE OF TEXAS
COUNTY OF POLK

APPROVED BY THE COMMISSIONERS' COURT OF POLK COUNTY, TEXAS, THIS 23 DAY

OF June AD 2020

BY: Robert C. 'Bob' Willis
ROBERT C. "BOB" WILLIS
COMMISSIONER, PRECINCT #1

BY: Ronnie Vincent
RONNIE VINCENT
COMMISSIONER, PRECINCT #2

BY: Sydney Murphy
SYDNEY MURPHY
COUNTY JUDGE

BY: Milt Purvis
MILT PURVIS
COMMISSIONER, PRECINCT #3

BY: C.T. 'Tommy' Overstreet
C.T. "TOMMY" OVERSTREET
COMMISSIONER, PRECINCT #4

CLEVELAND SURVEYING COMPANY
709 South Washington Avenue Suite B
Cleveland, TX 77327
(281) 592-6395 Fax (281) 592-7138
TBPLS Firm No. 10064100
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HEALTH DEPARTMENT APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER AND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WATER REGULATIONS, THE POLK COUNTY FLOOD PLAN REGULATIONS, AND THE RULES OF POLK COUNTY FOR ON-SITE SEWAGE FACILITIES. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. POLK COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

BY: Rebecca Marlow
REBECCA MARLOW
DISTRICT REPRESENTATIVE
POLK COUNTY PERMIT DEPARTMENT
POLK COUNTY, TEXAS

911 ADDRESSING APPROVAL:

WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES SHALL BE SET 3 (THREE) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN A COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY POLK COUNTY. PROPOSED ROAD NAMES IN THIS SUBDIVISION FALL WITHIN THE GUIDELINES OF THE POLK COUNTY 9-1-1 RURAL ADDRESSING AND ARE ACCEPTABLE.

BY: Linda Hicks
LINDA HICKS
ADDRESSING COORDINATOR
POLK COUNTY PERMIT DEPARTMENT
POLK COUNTY, TEXAS

COUNTY JUDGE'S APPROVAL:

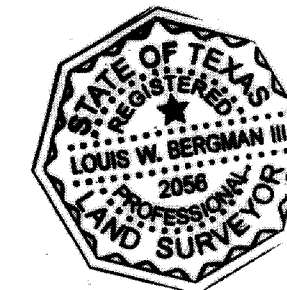
STATE OF TEXAS
COUNTY OF POLK

I, Sydney Murphy, COUNTY JUDGE OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF POLK COUNTY, TEXAS.

BY: Sydney Murphy
POLK COUNTY JUDGE
SYDNEY MURPHY

DATE June 23, 2020

I, LOUIS W. BERGMAN, III, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT HAS BEEN IN ACCORDANCE WITH SUBDIVISION REGULATIONS OF POLK COUNTY.



BY: Louis W. Bergman III
LOUIS W. BERGMAN, III
R.P.L.S. No. 2056

MILL CREEK CROSSING SECTION ONE

A SUBDIVISION OF 57.51 ACRES, BEING THE SAME TRACTS AS RECORDED IN POLK COUNTY CLERK'S FILE No. 20202259191 AND SITUATED IN A.D. BATEMAN SURVEY, A-109, THE POLK COUNTY SCHOOL LAND SURVEY, A-469 & THE POLK COUNTY SCHOOL LAND SURVEY, A-468, POLK COUNTY, TEXAS.

JUNE, 2020

11 LOTS 3 BLOCKS

SURVEYOR:
CLEVELAND SURVEYING COMPANY
709 S. WASHINGTON AVE. SUITE B
CLEVELAND, TEXAS 77327

OWNER:
RHYS & ERIN, LLC
12 FONTAINEBLEAU
NEW ORLEANS, LA 70125

INDEX SHEET

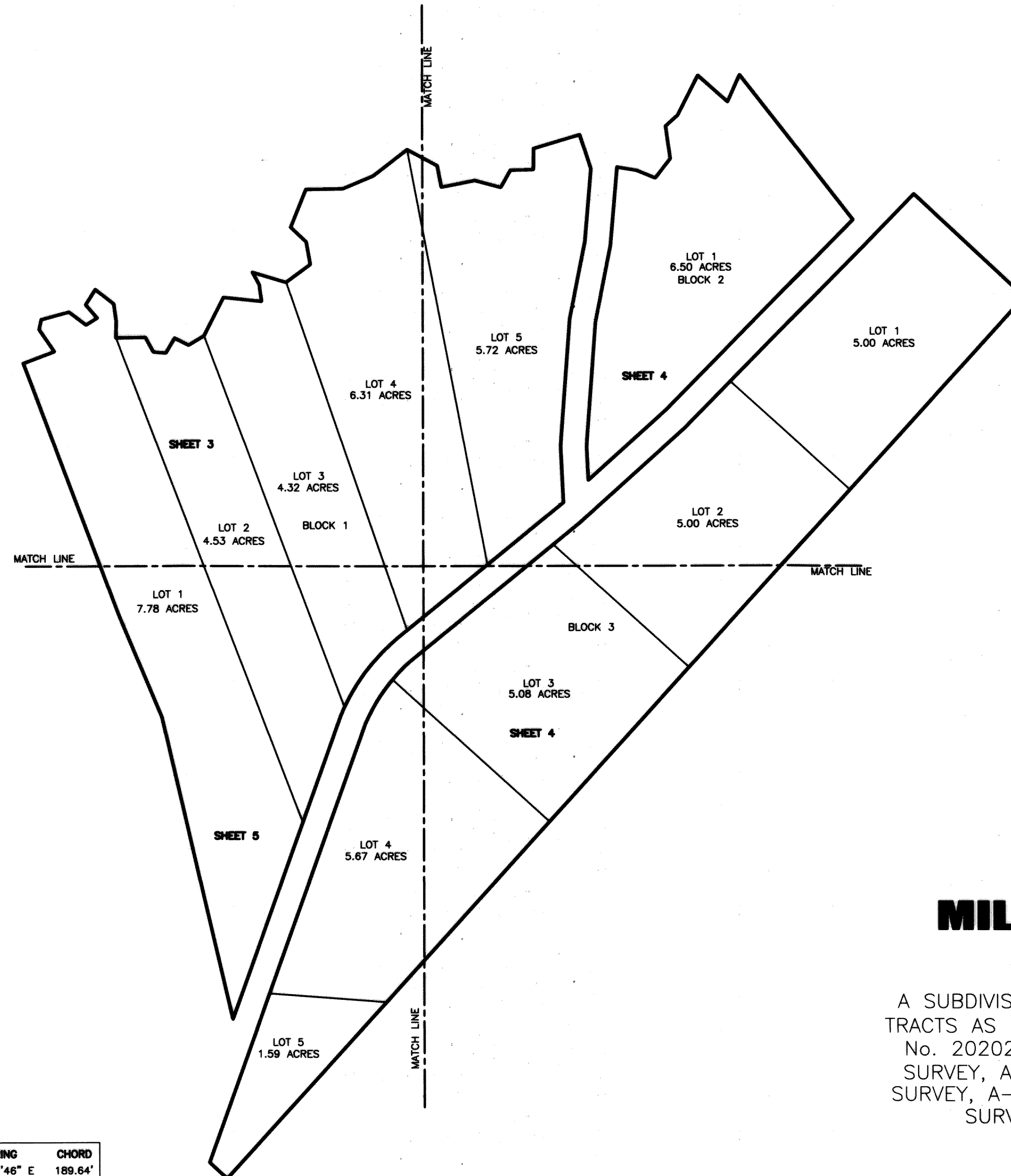


LINE TABLE

LINE	DISTANCE	BEARING
L1	54.83'	N 47°10'37" W
L2	139.65'	S 43°58'36" W
L3	78.49'	N 02°45'15" W
L4	45.88'	S 80°40'02" E
L5	46.84'	S 67°28'11" E
L6	56.71'	N 37°54'36" E
L7	76.00'	N 07°58'11" W
L8	37.59'	N 47°57'48" E
L9	103.22'	N 27°00'05" E
L10	92.23'	S 48°20'19" E
L11	67.96'	N 23°59'13" E
L12	77.44'	S 48°01'42" W
L13	76.86'	N 69°31'31" E
L14	61.99'	N 34°49'18" W
L15	23.92'	N 12°34'57" E
L16	66.82'	N 75°14'05" E
L17	49.49'	S 52°34'11" E
L18	30.35'	N 58°02'06" E
L19	40.66'	N 41°05'56" W
L20	42.18'	N 32°29'57" E
L21	54.57'	S 51°40'16" E
L22	39.86'	S 07°58'40" E
L23	38.80'	S 01°19'13" W
L24	68.78'	N 89°09'16" E
L25	38.67'	S 28°30'25" E
L26	28.85'	S 84°36'03" E
L27	40.08'	N 30°56'19" E
L28	36.42'	S 62°24'55" E
L29	41.87'	N 58°39'52" E
L30	99.73'	N 26°59'31" E
L31	88.49'	S 84°16'06" E
L32	38.49'	N 07°30'29" W
L33	33.00'	N 28°45'58" W
L34	81.42'	S 73°34'37" E
L35	69.67'	N 53°26'27" E
L36	53.37'	N 10°07'02" W
L37	49.15'	N 46°43'37" W
L38	94.14'	N 22°09'18" E
L39	85.31'	N 88°48'47" E
L40	76.48'	N 67°12'47" E
L41	99.04'	N 52°18'04" E
L42	78.99'	S 61°49'12" E
L43	50.32'	S 10°39'16" E
L44	79.35'	N 78°54'57" E
L45	61.90'	S 74°46'57" E
L46	45.42'	N 29°17'43" E
L47	53.39'	N 88°28'10" E
L48	48.75'	N 00°21'52" E
L49	111.49'	N 73°19'15" E
L50	83.36'	S 18°00'39" E
L51	131.12'	S 02°45'15" E

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
C1	410.00'	191.37'	N 36°37'46" E	189.64'
C2	470.00'	224.00'	S 36°26'00" W	221.88'
C3	410.00'	120.19'	N 31°39'23" E	119.76'
C4	410.00'	71.18'	N 45°01'40" E	71.09'
C5	470.00'	204.19'	S 37°38'27" W	202.59'
C6	470.00'	19.81'	S 23°59'15" W	19.81'



GENERAL NOTES:

- 1) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
- 2) D.R.P.C.T. INDICATES DEED RECORDS POLK COUNTY, TEXAS. COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
- 3) O.P.R.P.C.T. INDICATES OFFICIAL PUBLIC RECORDS POLK COUNTY, TEXAS.
- 4) P.C.C.F. INDICATES POLK COUNTY CLERK'S FILE.
- 5) U.E. INDICATES UTILITY EASEMENT.
- 6) D.E. INDICATES DRAINAGE EASEMENT.
- 7) B.L. INDICATES BUILDING LINE.
- 8) SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 2056" AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 9) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR POLK COUNTY COMMUNITY PANEL NO. 48373C0500C, DATED 9-3-2010.
- 10) 50' FRONT BUILDING SET BACK LINES
- 11) 15' SIDE BUILDING LINES UNLESS OTHERWISE NOTED
- 12) 25' REAR SET BACK LINES
- 13) 15' FRONT UTILITY EASEMENT
- 14) THE DEVELOPER WILL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY PROVIDERS THE LOCATION OF ALL PUBLIC UTILITY EASEMENTS THAT ARE SHOWN ON PLAT.
- 15) IT IS RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
- 16) CONTOURS SHOWN ARE BASED ON TEXAS NECHES BASIN FY16 LIDAR AND REFERENCED TO NAVD 1988.

MILL CREEK CROSSING SECTION ONE

A SUBDIVISION OF 57.51 ACRES, BEING THE SAME TRACTS AS RECORDED IN POLK COUNTY CLERK'S FILE No. 20202259191 AND SITUATED IN A.D. BATEMAN SURVEY, A-109, THE POLK COUNTY SCHOOL LAND SURVEY, A-469 & THE POLK COUNTY SCHOOL LAND SURVEY, A-468, POLK COUNTY, TEXAS.

MAY, 2020

11 LOTS 3 BLOCKS

FILED FOR RECORD
This 23 day of June 2020 At
1:49 o'clock P.M.
SHELANA HOCK
County Clerk, Polk County, Texas
By: *Shandy Simon*

CLEVELAND SURVEYING COMPANY
709 South Washington Avenue Suite B
Cleveland, TX 77327
(281) 592-6395 Fax (281) 592-7136
TBPLS Firm No. 10064100
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SURVEYOR:
CLEVELAND SURVEYING COMPANY
709 S. WASHINGTON AVE. SUITE B
CLEVELAND, TEXAS 77327

OWNER:
RHYS & ERIN, LLC
12 FONTAINEBLEAU
NEW ORLEANS, LA 70125

267B

MILL CREEK CROSSING SECTION ONE

A SUBDIVISION OF 57.51 ACRES, BEING THE SAME TRACTS AS RECORDED IN POLK COUNTY CLERK'S FILE No. 20202259191 AND SITUATED IN A.D. BATEMAN SURVEY, A-109, THE POLK COUNTY SCHOOL LAND SURVEY, A-469 & THE POLK COUNTY SCHOOL LAND SURVEY, A-468, POLK COUNTY, TEXAS.

JUNE, 2020
11 LOTS 3 BLOCKS

FND. CONCRETE MON.
CONTROL MON.
NORTH CORNER OF
A.D. BATEMAN SURVEY
ABSTRACT No. 109

RMS TEXAS TIMBERLANDS I LP
PORTION OF FIRST TRACT
CALLED 81 ACRES
VOL. 79, PG. 451 D.R.P.C.T.

POLK COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 468

RMS TEXAS TIMBERLANDS I LP
CALLED 794.4 ACRES
VOL. 39, PG. 28 D.R.P.C.T.

POLK COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 469

RMS TEXAS TIMBERLANDS I LP
CALLED 355.5 ACRES
VOL. 28, PG. 474 D.R.P.C.T.

A.D. BATEMAN SURVEY
ABSTRACT No. 109

MATCH LINE

MATCH LINE

PORTION OF FIRST TRACT
CALLED 81 ACRES
VOL. 79, PG. 451 D.R.P.C.T.

OWNER:
RHYS & ERIN, LLC
12 FONTAINEBLEAU
NEW ORLEANS, LA 70125

SURVEYOR:
CLEVELAND SURVEYING COMPANY
709 S. WASHINGTON AVE. SUITE B
CLEVELAND, TEXAS 77327

CLEVELAND SURVEYING COMPANY
709 South Washington Avenue Suite B
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(281) 592-8395 Fax (281) 592-7136
TSPS Firm No. 10084100
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SCALE: 1" = 100 FEET

SHEET 3 OF 5
20-038

POLK COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 468

JEREMIAH CHESSON SURVEY
ABSTRACT No. 181

FND. CONCRETE MON.
CONTROL MON.
NORTH CORNER OF
A.D. BATEMAN SURVEY
ABSTRACT No. 109

RMS TEXAS TIMBERLANDS I LP
CALLED 784.4 ACRES
VOL. 38, PG. 28 D.R.P.C.T.

RMS TEXAS TIMBERLANDS I LP
PORTION OF FIRST TRACT
CALLED 81 ACRES
VOL. 78, PG. 451 D.R.P.C.T.

KIMES SANDRA
PORTION OF
CALLED 78 ACRES
VOL. 347, PG. 226 D.R.P.C.T.

KIMES BOBBY H & SANDRA
CALLED 1,388 ACRES
VOL. 440, PG. 811 D.R.P.C.T.

BARNES MARK
THIRD TRACT
CALLED 120 ACRES
VOL. 173, PG. 80 D.R.P.C.T.

A.D. BATEMAN SURVEY
ABSTRACT No. 109

BARNES MARK
PORTION OF
VOL. 2, PG. 408 D.R.P.C.T.

FILED FOR RECORD
THIS 23RD day of June 2020
AT
COUNTY CLERK, POLK COUNTY, TEXAS
By: *[Signature]*
SHERMAN HOCK

LOT 4
6.31 ACRES

LOT 5
5.72 ACRES

LOT 1
6.50 ACRES
BLOCK 2

LOT 1
5.00 ACRES

LOT 2
5.00 ACRES

LOT 3
5.08 ACRES

LOT 4
5.67 acres

SHEET 4 OF 5
20-038

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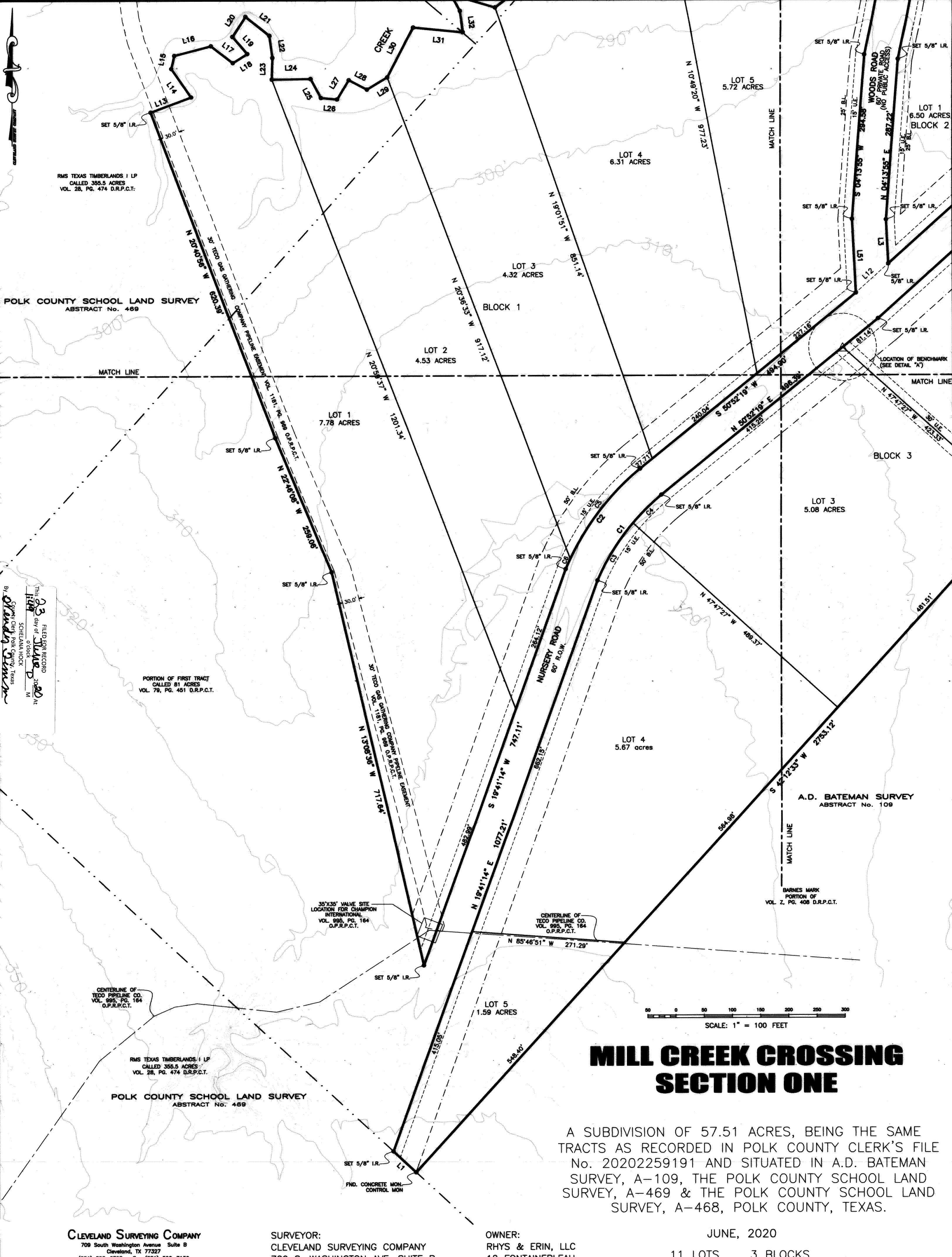
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JUNE, 2020

11 LOTS 3 BLOCKS

SCALE: 1" = 100 FEET



MILL CREEK CROSSING SECTION ONE

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LOT 1 7.78 ACRES
LOT 2 4.53 ACRES
LOT 3 5.08 ACRES
LOT 4 5.67 ACRES
LOT 5 1.59 ACRES

LOT 6 6.31 ACRES
LOT 7 5.72 ACRES
LOT 8 4.32 ACRES
LOT 9 6.50 ACRES
LOT 10 6.50 ACRES
LOT 11 6.50 ACRES

BLOCK 1
BLOCK 2
BLOCK 3

POLK COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 469

A.D. BATEMAN SURVEY
ABSTRACT No. 109

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OWNER:
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NEW ORLEANS, LA 70125

JUNE, 2020

11 LOTS 3 BLOCKS

SHEET 5 OF 5
20-038