

WALKER COUNTY, TEXAS

THOMAS J. HALL SURVEY, ABSTRACT NUMBER 265

CONTROLLING MONUMENT
FND. 1/2 INCH IRON ROD

S61°05'09"W 22.20'

CALLED 30.21 ACRES
VOL. 1158, PAGE 464
D.R.W.C.T.



GRAPHIC SCALE
1"=60'

N33°41'38"W 70.55'

N56°51'07"E 208.83'

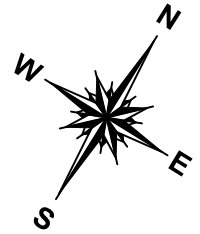
SET
BEARING N56°51'07"E,
17.84 FEET

| SYMBOL LEGEND | |
|---------------|------------------|
| ● | PROPERTY CORNER |
| ● | POWER POLE |
| ⊙ | SANITARY MANHOLE |
| ⊞ | WATER METER |
| ⊞ | ELECTRIC OUTLET |

POSSUM WALK LOOP

N33°39'55"W 364.10'

192 ACRES
(83,829 SQ.FT.)
VOL. 767, PAGE 793
D.R.W.C.T.



CALLLED 30.21 ACRES
VOL. 1158, PAGE 464
O.R.W.C.T.

S33°39'55"E 404.08'

FND. 1/2 INCH IRON ROD
INSIDE TREE AT FENCE
POST BEARING
N58°40'10"E, 17.79 FEET

POINT OF BEGINNING
SET 5/8 INCH IRON ROD
WITH CAP
STAMPED "BOURLAND
SURVEYING"

S58°17'54"W 208.86'

CALLLED 20.03 ACRES
VOL. 766, PAGE 4498
D.R.W.C.T.

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLEINSURANCE COMPANY, FILE NO. 20-03-3624, EFFECTIVE DATE JUNE 26, 2020, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
3. DATE OF SURVEY 07/29/20
4. BASIS OF BEARING IS BASED ON DEED RECORDED IN VOLUME 1158, PAGE 464 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS
5. SURVEY IS ACCOMPANIED WITH A METES AND BOUNDS OF EVEN DATE.

SET: SET 5/8 INCH IRON
ROD WITH CAP
STAMPED "BOURLAND
SURVEYING"

TO: WESCOR LAND TITLE INSURANCE COMPANY AND QUINTANILLA REI, LLC

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

08/08/20
DATE

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS



**BOURLAND
LAND SURVEYING, LLC**

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WILLIS, TEXAS 77378
(281)732-3013

TBEPLS FIRM REG # 10194525

JOB NUMBER: 20238