

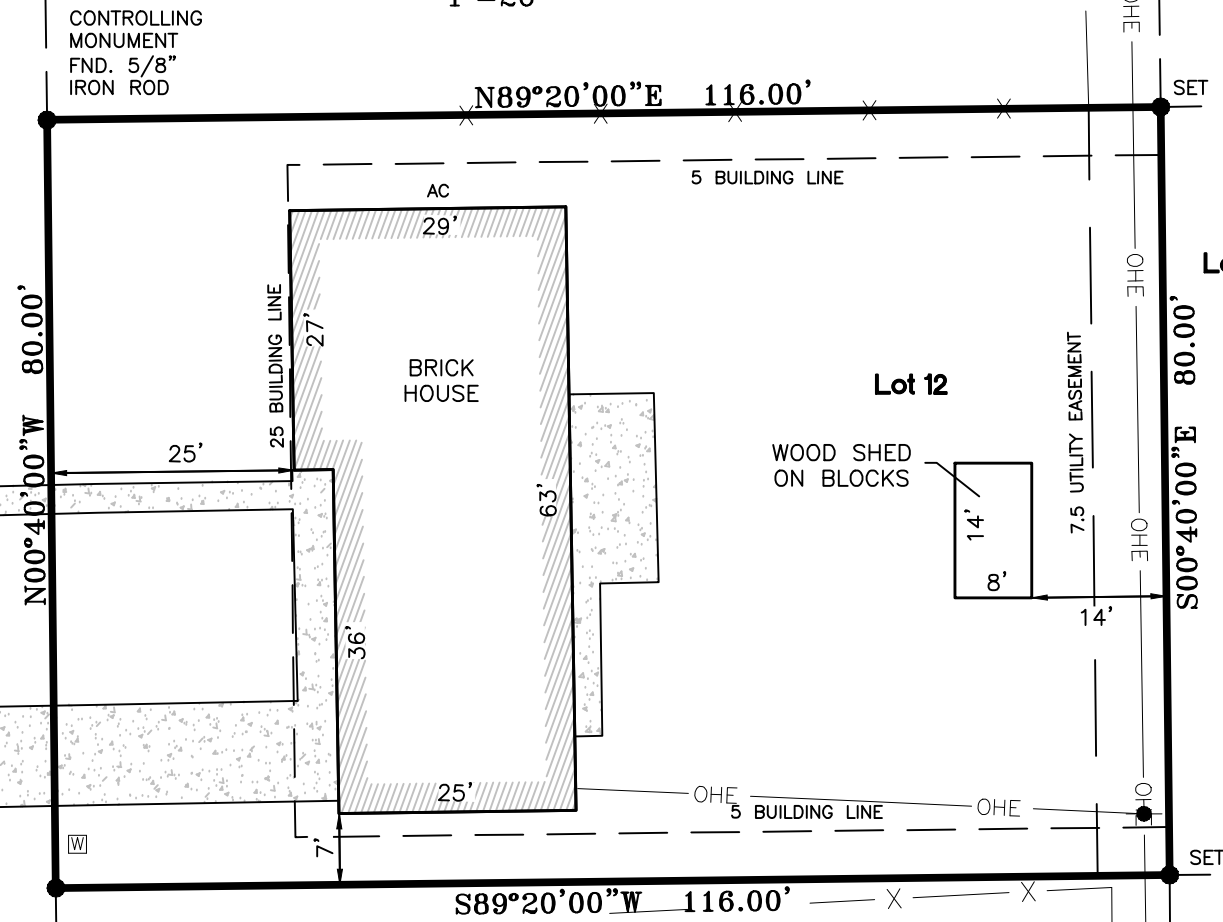
GRAPHIC SCALE
1"=20'

Lot 13

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, GF NUMBER 202049482, 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 07/15/20
4. BASIS OF BEARING IS BASED ON RECORDED SUBDIVISION PLAT.
5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

TIMBERGLEN
(60 FOOT R-O-W PER PLAT)



10i. Fifteen (15) foot easement on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the subdivision as set forth in document dated December 9, 1975, executed by Towne Forest to the City of Livingston, recorded in Volume 310, Page 348 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

10k. Right of way granted to Dixie Gas and Fuel Company from Miss Annie Mccardell as set out in instrument dated February 9, 1928, recorded in Volume 87, Page 30 et seq., Deed Records, Polk County, Texas. (Does not affect)

10l. Easement granted to the City of Livingston from Towne Forest as set out in instrument dated December 9, 1975, recorded in Volume 310, Page 348 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (Unable to plot)

TO: NATIONAL INVESTORS TITLE INSURANCE COMPANY, QUICK LENDING, LLC AND CLAYARM INVEXTMENTS LLC

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

Phillip W. Bourland

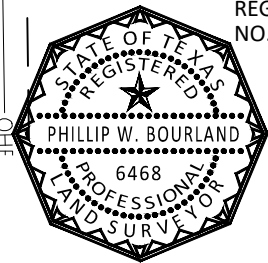
PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

07/19/20
DATE

BEING LOT 12, PHASE 1 OF TOWNE FOREST, A SUBDIVISION IN POLK COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 48 OF THE PLAT RECORDS OF TRINITY COUNTY, TEXAS

SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
⊕	ELECTRIC MANHOLE
Ⓜ	WATER METER
Ⓜ	ELECTRIC OUTLET

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



BOURLAND LAND SURVEYING-- PROJECT # -- 20219

BOURLAND
LAND SURVEYING, LLC

2400 FM 3081
WILLIS, TEXAS 77378
(281)732-3013

TBPLS FIRM REG # 10194525