

**TRAILS END DR.**

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

N87°13'43"E 323.35'

S03°44'20"E 219.42'

20' UTILITY EASEMENT (PER PLAT)  
30' BUILDING LINE (PER PLAT)

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

N03°44'18"W 219.42'

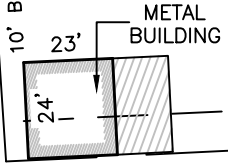
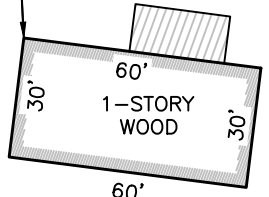
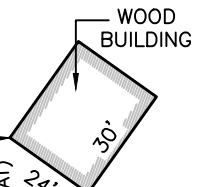
S87°13'43"W 323.35'

**MAURINE LANE**

Lot 13

Lot 14

Lot 15



NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NUMBER 96015-GAT84, EFFECTIVE DATE OCTOBER 29, 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 11/10/20

4. BASIS OF BEARING IS BASED ON RECORDED SUBDIVISION PLAT.

Schedule B:

10e. Right-of-way Easement dated September 11, 1958, executed by Grogan Bros. Lumber Company to United Gas Pipeline Company, recorded in Volume 77, Page 173, of the Deed Records of San Jacinto County, Texas. (Unable to Plot)

10f. Right-of-Way Easement dated October 13, 1958, executed by J. R. Phegley to United Gas Pipeline Company, recorded in Volume 77, Page 209, of the Deed Records of San Jacinto County, Texas. (Unable to Plot)

10g. Right-of-Way Easements dated April 28, 1949, executed by Foster Lumber Company to Tennessee Gas Transmission Company, recorded in Volume 54, Pages 260 and 262, of the Deed Records of San Jacinto County, Texas. (Unable to Plot)

10k. Fifteen foot (15') drainage easement along each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses, as set forth on the recorded plat.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND WILLIAM D. LYON

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

11/11/20

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

DATE



**BOURLAND  
LAND SURVEYING, LLC**

20 W. CEDAR AVE.  
COLDSPRING, TX 77331  
(281)732-3013

TBEPLS FIRM REG # 10194525

JOB NUMBER: 20404



GRAPHIC SCALE  
1"=50'

Being Lot Fourteen (14), Block Two (2), of TRAILS END SUBDIVISION, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 297, Page 125, and ratified by instruments recorded in Volume 314, Page 680, AND Page 686, of the Official Public Records of San Jacinto County, Texas.

CONTROLLING MONUMENT  
FND. 1/2" IRON ROD

FND. 1/2" IRON ROD