



GRAPHIC SCALE
1"=50'

BEING LOT TWELVE (12), OF PINE FOREST ACRES, A SUBDIVISION SITUATED IN THE EDWARD TYLER SURVEY, ABSTRACT NUMBER 591 TRINITY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 358 OF THE PLAT RECORDS OF TRINITY COUNTY, TEXAS.

LAKE LIVINGSTON

FARM TO MARKET RD. 356
S67°38'20"E 388.02'

Lot 12
1.016 ACRES
(44,239 SQUARE FEET)

Lot 13
N70°12'02"W 440.35'

S22°21'40"W 67.31'

L=55.75
R=50.00
Δ=063°53'11"
S79°52'10"W
52.91'

PINE FOREST ACRES DRIVE

NOTES:

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR 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 01/28/2022

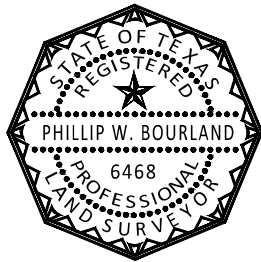
4. BASIS OF BEARING IS BASED ON DEED RECORDED IN SUBDIVISION PLAT RECORDED IN CABINET A, SLIDE 358, OF THE DEED RECORDS OF PLAT COUNTY, TEXAS.

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.

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
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

02/12/2022
DATE



SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
W	WATER METER
G	GAS METER
E	ELECTRIC OUTLET

BOURLAND
LAND SURVEYING, LLC

 15121 HIGHWAY 150
COLDSPRING, TX 77331
936-653-2264

TBPLS FIRM REG # 10194525

PROPERTY ADDRESS:
471 PINE FOREST ACRES DRIVE,
TRINITY, TX 75862

