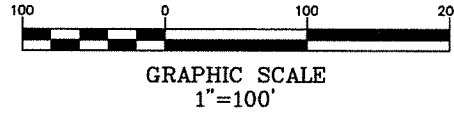
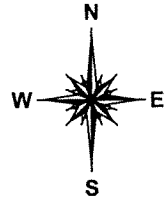


NACOGDOCHES COUNTY, TEXAS

VITAL FLORES SURVEY, ABSTRACT 31



CALLED 123.71 ACRES  
VOL 2836, PG. 172  
D.R.N.C.T.

CALLED 1.076 ACRES  
VOL 4912, PG. 85  
D.R.N.C.T.

Lot 6

CALLED 1.062 ACRES  
VOL 3956, PG. 136  
D.R.N.C.T.

2.86 ACRES  
(124,708 SQUARE FEET)

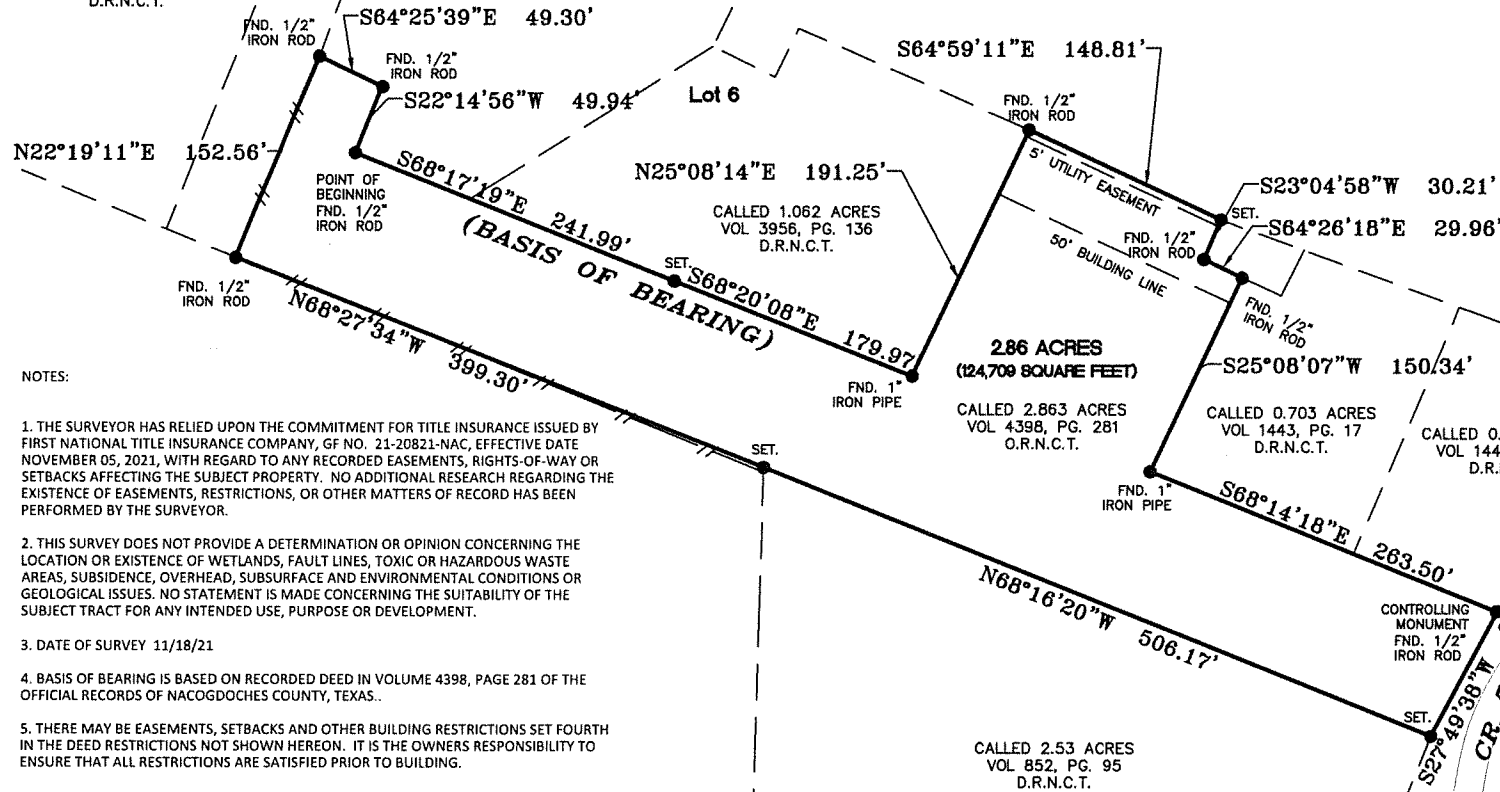
CALLED 2.863 ACRES  
VOL 4398, PG. 281  
O.R.N.C.T.

CALLED 0.703 ACRES  
VOL 1443, PG. 17  
D.R.N.C.T.

CALLED 0.424 ACRES  
VOL 1443, PG. 17  
D.R.N.C.T.

CALLED 48.313 ACRES  
VOL 4500, PG. 199  
D.R.N.C.T.

CALLED 2.53 ACRES  
VOL 852, PG. 95  
D.R.N.C.T.



NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, GF NO. 21-20821-NAC, EFFECTIVE DATE NOVEMBER 05, 2021, 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 11/18/21
4. BASIS OF BEARING IS BASED ON RECORDED DEED IN VOLUME 4398, PAGE 281 OF THE OFFICIAL RECORDS OF NACOGDOCHES 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.

10l. Right-of-Way/Easement described in instrument from Allen B. Cole and Bettye Rose Cole to Texas Power & Light Co., dated October 7, 1970, recorded in Volume 366, Page 368, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

10m. Right-of-Way/Easement described in instrument from J. E. Parks to Texas Power & Light Co., dated March 31, 1970, recorded in Volume 360, Page 562, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

10n. Right-of-Way/Easement described in instrument from Genia Parks et al to Texas Power & Light Co., dated March 30, 1970, recorded in Volume 360, Page 558, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

10o. Right-of-Way/Easement described in instrument from Leonard Whitehead et al to Texas Power & Light Co., dated March 13, 1937, recorded in Volume 146, Page 520, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

10p. Right-of-Way/Easement described in instrument from Roy Rigby et ux to Texas Power & Light Co., dated March 28, 1978, recorded in Volume 435, Page 419, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

10q. adway Easement described in instrument from Roy Rigby, Brooks Kenemer and United Building systems to The Public, dated August 1, 1979, recorded in Volume 445, Page 117, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

10r. Right-of-Way/Easement described in instrument from Roy Rigby et ux to Southwestern Bell Telephone Co., dated September 18, 1973, recorded in Volume 385, Page 77, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

10s. Right-of-Way/Easement described in instrument from Brooks Kenemer, Individually and as AIF for Charlotte Kenemer, and Roy Rigby to Southwestern Bell Telephone Co., dated May 23, 1978, recorded in Volume 430, Page 105, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

10u. Right-of-Way/Easement described in instrument from Robert L. Holder et ux, Linnie Allie and Roy Rigby et ux, Ruby Mae to Texas Power & Light Co., dated August 15, 1973, recorded in Volume 385, Page 666, Deed Records, Nacogdoches County, Texas; title to said interest not searched subsequent to date of said document.

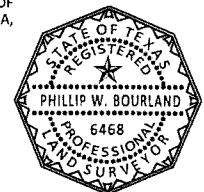
SYMBOL LEGEND	
●	PROPERTY CORNER
⦿	POWER POLE
⊠	WATER METER
⊞	GAS METER
⊟	TELEPHONE PED

TO: FIRST NATIONAL TITLE INSURANCE COMPANY AND LAND PEARL CENTURES 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  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6468 - STATE OF TEXAS

11/29/2021  
DATE



**BOURLAND  
LAND SURVEYING, LLC**

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

TBPLS FIRM REG # 10194525  
PROJECT NO. 21628

PROPERTY ADDRESS:  
CR 508  
Nacogdoches, TX 75961

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