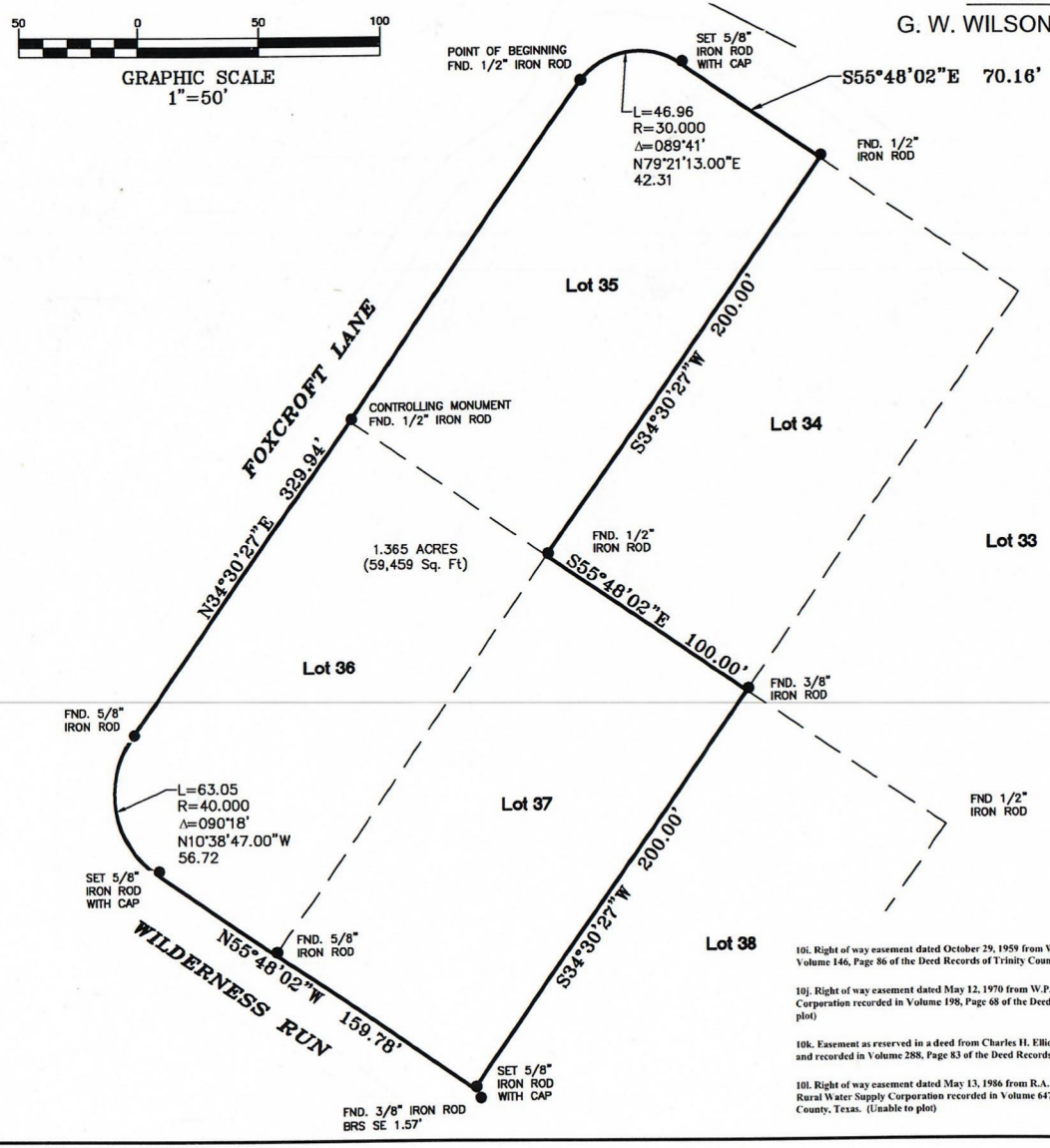
TRINITY COUNTY, TEXAS

G. W. WILSON SURVEY, ABSTRACT NUMBER 630



NOTES:

1.THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF NO. 20114898-ALCR, EFFECTIVE DATE JANUARY 19, 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 02/04/21

4. BASIS OF BEARING IS BASED ON THE INSTRUMENTS RECORDED IN VOLUME 937, PAGE 342, AND VOLUME 943, PAGE 518, OF THE OFFICIAL PUBLIC RECORDS OF TRINITY COUNTY, TEXAS

5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FOURTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

TO: WFG NATIONAL TITLE INSURANCE COMPANY, AND KENNETH AXMAKER JR. AND TRACEY AXMAKER.

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

02/05/2021
DATE

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

PROPERTY ADDRESS:
330 Wilderness Run,
Trinity, TX. 75862

10i. Right of way easement dated October 29, 1959 from W.P. Ludwig to the State of Texas recorded in Volume 146, Page 86 of the Deed Records of Trinity County, Texas (Unable to plot)

10j. Right of way easement dated May 12, 1970 from W.P. Ludwig to Trinity Rural Water Supply Corporation recorded in Volume 198, Page 68 of the Deed Records of Trinity County, Texas. (Unable to plot)

10k. Easement as reserved in a deed from Charles H. Elliott, Inc. to R.A. Moreau dated October 21, 1980 and recorded in Volume 288, Page 83 of the Deed Records of Trinity County, Texas. (Unable to plot)

10l. Right of way easement dated May 13, 1986 from R.A. from R.A. Moreau (Quail Creek) to Trinity Rural Water Supply Corporation recorded in Volume 647, Page 468 of the Official Records of Trinity County, Texas. (Unable to plot)

STATE OF TEXAS REGISTERED PHILLIP W. BOURLAND 6468 PROFESSIONAL LAND SURVEYOR

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

BOURLAND
LAND SURVEYING, LLC
20 W. CEDAR AVENUE
COLDSPRING, TX 77331
(281)732-3013
TBPLS FIRM REG # 10194525