

LAKE LIVINGSTON



NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, GF NO. 202253685, EFFECTIVE DATE JANUARY 18, 2022, 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 01/27/22

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.

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48373C0300C EFFECTIVE DATE 09-03-2010 PORTIONS OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" AREAS WITH BASE FLOOD ELEVATION DETERMINED AND PORTIONS OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED).

10f. Unobstructed aerial easement not less than ten (10) feet wide from a plane no less than twenty (20) feet above the ground upward located adjacent to all easements as shown on plat of AUTUMN SHORES SECTION ONE as recorded in Volume 13, Page 68 of the Plat Records of Polk County, Texas.

10i. TRA Flowage Easement as shown on plat of AUTUMN SHORES SECTION ONE as recorded in Volume 13, Page 68 of the Plat Records of Polk County, Texas.

AUTUMN SHORES DRIVE

SHORES

L=62.83
R=60.00'
Δ=060°00'00"
N13°14'10"W
60.00
FND. 5/8" IRON ROD WITH CAP

N82°32'38"E
56.88'

FND. 5/8" IRON ROD WITH CAP

N77°20'33"E
255.24'

LOT 6
0.677 AC.

FND. 5/8" IRON ROD WITH CAP

50' BUILDING LINE AND UTILITY EASEMENT

T.R.A. FLOWAGE EASEMENT

LOT 7
0.794 AC.

10' BUILDING LINE

N89°04'40"W
113.90'

FND. 5/8" IRON ROD WITH CAP

N87°54'18"W
292.94'

LOT 8
0.794 AC.

FND. 5/8" IRON ROD WITH CAP

S40°34'03"E
176.74'



GRAPHIC SCALE
1"=60'

TO: NATIONAL INVESTORS TITLE INSURANCE COMPANY AND GRANT W. DEWBRE AND MARGARET LEE BARNES DEWBRE

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

01/27/22
DATE

Project No. 22033

SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
W	WATER METER
G	GAS METER
T	TELEPHONE PED

BEING LOT SEVEN OF AUTUMN SHORES, SECTION 1 SUBDIVISION, A SUBDIVISION IN POLK COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 68 AND AMENDED IN VOLUME 13, PAGE 69 OF THE PLAT RECORDS OF POLK COUNTY, TEXAS,



BOURLAND
LAND SURVEYING, LLC

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TBPLS FIRM REG # 10194525