

CALLED 0.7174 ACRES
D.R.P.C.T.

POLK COUNTY, TEXAS
JESSE PARRISH SURVEY, ABSTRACT NUMBER 783

CALLLED 5.35 ACRES
VOL 1995, PG. 3636
D.R.P.C.T.

CONTROLLING
MONUMENT
FENCE POST

S. EAST STREET

N00°37'29"W 183.30'

N89°22'31"E 143.00'

N46°52'31"E 45.30'

S63°30'00"E 67.30'

1.28 ACRES
(55,769 SQUARE FEET)

VOL 387, PG. 215
D.R.P.C.T.

POND

1-STORY
BRICK
HOUSE

59'

29'

56'

30'

25'

24'

21'

47'

28'

25'

AC

L=300.70
R=155.99
Δ=110°26'54"
S80°41'11"E
256.26

DRY CREEK

S81°39'22"W 75.80'

S61°49'17"W 31.76'

S37°24'40"W 23.51'

S29°15'33"W 60.73'

S86°35'21"W 205.91'

S14°42'09"W 34.15'

S89°22'31"W 126.00'

CALLLED 3.21 ACRES
VOLUME 2222, PAGE 7158
D.R.P.C.T.

POINT OF
BEGINNING
CONTROLLING
MONUMENT
SET

RETAINING WALL

RETAINING WALL

NOTES:

10d. All streets, easements, rights of way, roadways, water lines, sewage lines, building lines and utility lines as shown by Plat duly recorded in Volume 7, Page 18 of the Plat Records of Polk County, Texas.

10e. All easements dated December 23, 1968, executed by Gordon Reily and wife, Julia Reily to U.S. Plywood Champions Paper, Inc., recorded in Volume 235, Page 593 et seq., Deed Records of Polk County, Texas. Title said interest not checked subsequent to date of aforesaid instrument. (Unable to Plot)

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GAURANTY COMPANY, GF NO. 202152911, EFFECTIVE DATE SEPTEMBER 10, 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.

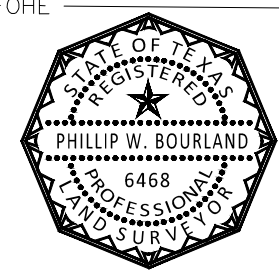
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 10/28/21

4. BASIS OF BEARING IS BASED ON RECORDED DEED IN VOLUME 387, PAGE 215 OF THE DEED RECORDS OF POLK 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.

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

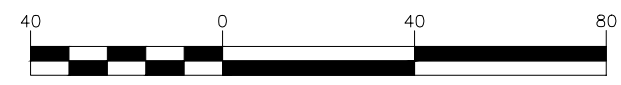


TO: STEWART TITLE GUARANTY COMPANY, TEXAS SPECIALTY HOMES, LP AND ELLA HOLMES

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

11/11/2021
DATE



GRAPHIC SCALE
1"=40'

SYMBOL LEGEND	
●	PROPERTY CORNER
○	POWER POLE
⊞	WATER METER
⊞	GAS METER
⊞	TELEPHONE PED

PROPERTY ADDRESS:
21589 S. EAST ST
CORRIGAN, TX 75939

BOURLAND
LAND SURVEYING, LLC

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

TBPLS FIRM REG # 10194525
PROJECT NO. 21589