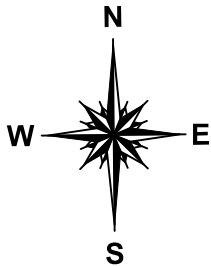




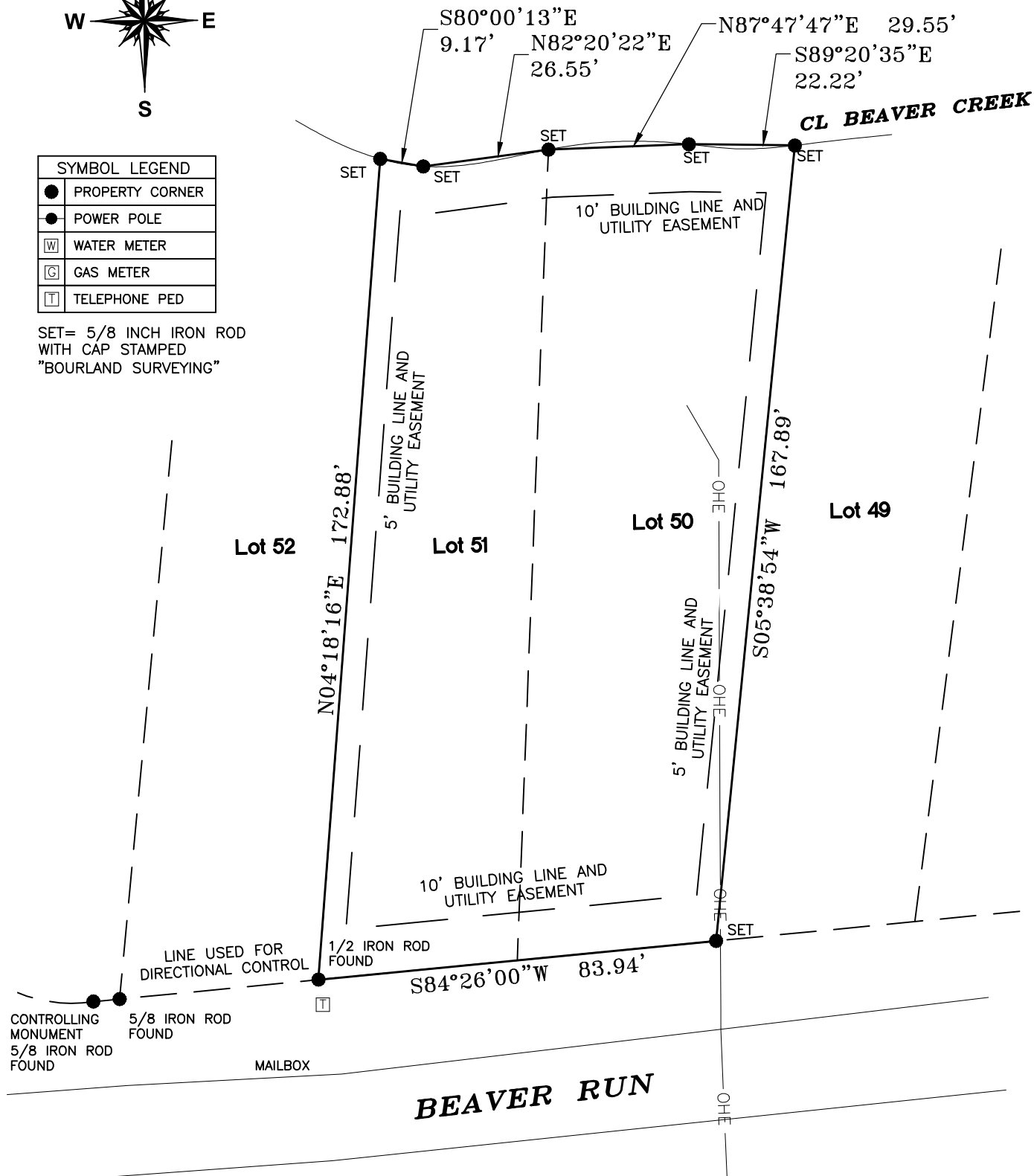
GRAPHIC SCALE  
1"=30'

Lots Fifty (50) and Fifty One (51), Section Three (3) of LAKE LIVINGSTON VILLAGE, a subdivision in Polk County, Texas as shown by the map or plat thereof recorded in Volume 10, Page 16 and 17 of the Plat Records, Polk County, Texas.



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

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



NOTES:

10h. Unobstructed aerial easement five (5) feet on either side of easements from a plane fifteen (15) feet above the ground upward as set forth in Restrictions recorded in Volume 566, Page 636 et seq., Official Records, Polk County, Texas.

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GF NO. 202356660, EFFECTIVE DATE JUNE 21, 2023, 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. DATE OF SURVEY 08/02/2023

3. BASIS OF BEARING IS BASED ON RECORDED SUBDIVISION PLAT.

4. 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.

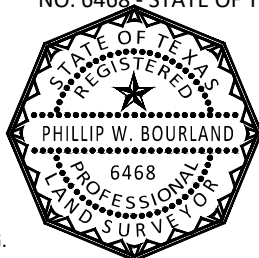
TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY AND ESKANDAR-E MAQDUNI, LLC

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

08/03/2023

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

DATE



**BOURLAND  
LAND SURVEYING, LLC**

15121 HIGHWAY 150  
COLDSPRING, TX 77331  
(281)732-3013  
TBPLS FIRM REG # 10194525  
PROJECT # 23158