

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GF NO. 202151542, EFFECTIVE DATE APRIL 30, 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 06/09/21

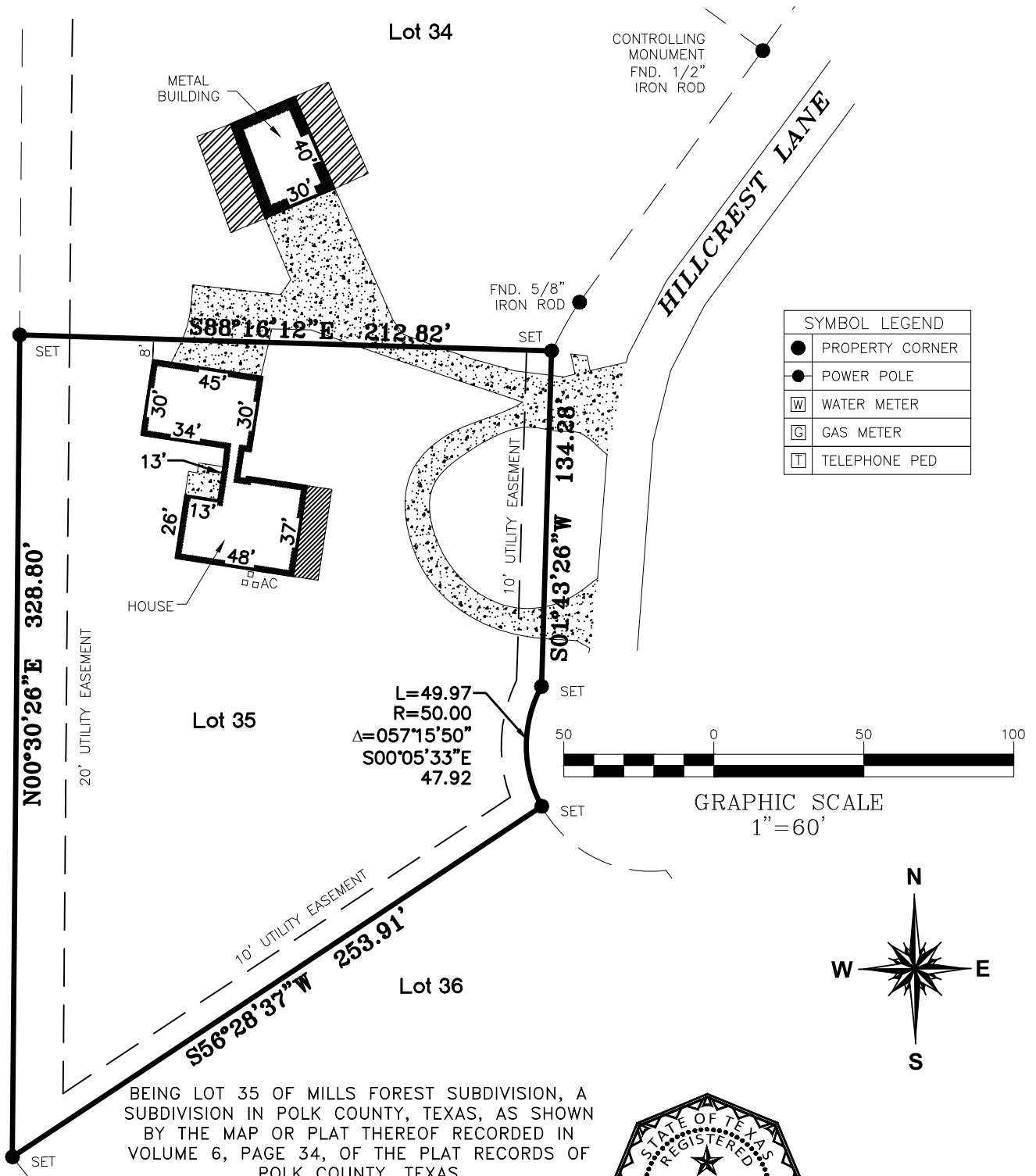
4. BASIS OF BEARING IS BASED ON RECORDED SUBDIVISION PLAT.

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.

NOTES:

10k. Easement granted to Gulf States Utilities Company from W. J. Mills as set out in instrument sated September 10, 1948, recorded in Volume 143, Page 244 et seq., Deed Records, Polk County, Texas. (Unable to plot)

10l. Easement dated October 24, 1974, executed by William E. Haynie to Gulf States Utilities Company, recorded in Volume 297, Page 42 et seq., Deed Records of Polk County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. (Unable to plot)



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

BEING LOT 35 OF MILLS FOREST SUBDIVISION, A SUBDIVISION IN POLK COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 34, OF THE PLAT RECORDS OF POLK COUNTY, TEXAS

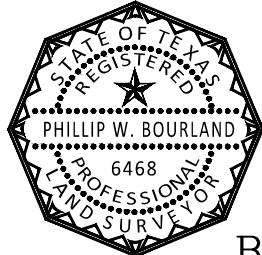
TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY, CLINT NIVISON AND LACEY NIVISON

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

[Signature]

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

07/08/2021
DATE



BOURLAND
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