

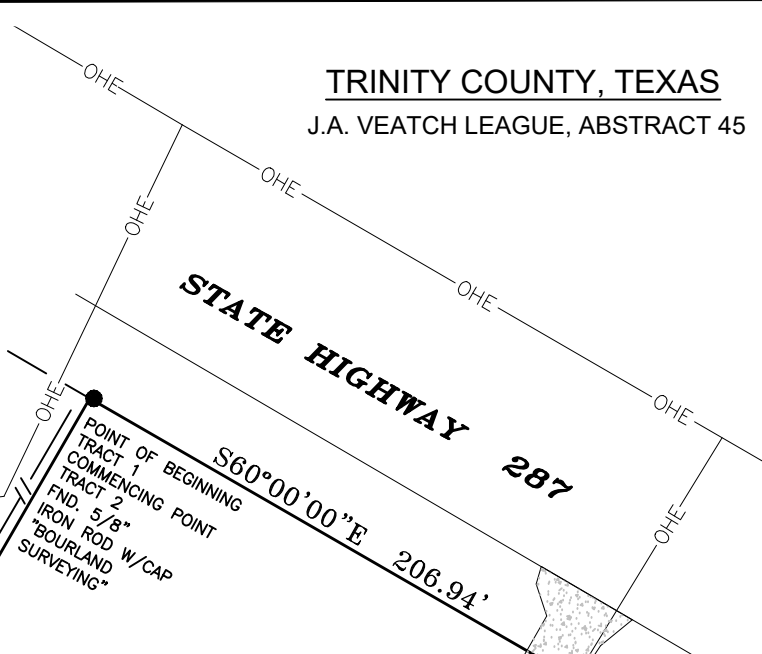
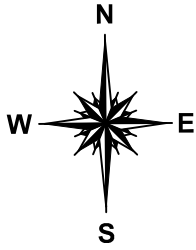
CONTROLLING MONUMENT
FND. 2" PINCHED TOP PIPE

(BASIS OF BEARING)

TRINITY COUNTY, TEXAS
J.A. VEATCH LEAGUE, ABSTRACT 45

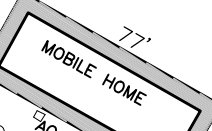


GRAPHIC SCALE
1"=60'



S60°00'00"E 206.94'

TRACT 1
1500 ACRES
(65,333 SQUARE FEET)



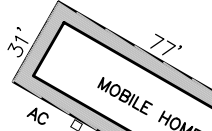
MOBILE HOME
SEPTIC LIDS
AC

PORTION OF
CALLED
3 ACRES
VOL. 583, PG. 315
D.R.T.C.T.

N30°00'00"E 315.20'

N60°00'00"W 206.94'
S60°00'00"E 206.94'

TRACT 2
1500 ACRES
(65,333 SQUARE FEET)



MOBILE HOME
SEPTIC LIDS
AC

PORTION OF
CALLED
3 ACRES
VOL. 583, PG. 315
D.R.T.C.T.

N30°00'00"E 315.71'

N30°00'00"E 315.71'

N59°59'56"W 206.94'

N59°59'56"W 206.94'

N59°59'56"W 206.94'

FND. 5/8" IRON ROD W/CAP "BOURLAND SURVEYING"

CALLLED 2.644 ACRES
VOL. 943, PG. 872
D.R.T.C.T.

CALLLED 25.66 ACRES
VOL. 1026, PG. 787
D.R.T.C.T.

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

- NOTES:
1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF NO. PTP-23-1296, EFFECTIVE DATE JULY 24, 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. 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 04/14/2024
 4. BASIS OF BEARING IS BASED ON RECORDED SUBDIVISION PLAT.
 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.
 6. SCHEDULE "B", ITEM 10i DOES NOT AFFECT THE SUBJECT TRACT, THE EASEMENT LIES ON THE NORTHEAST SIDE OF HIGHWAY 287.

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

Brian K. Lunell
BRIAN K. LUNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5954 - STATE OF TEXAS
DATE 04/17/2024



PROPERTY ADDRESS:
2155 W. ST. HWY. 287
GROVETON, TX 75845

BOURLAND
LAND SURVEYING, LLC
15121 HIGHWAY 150
COLDSPRING, TX 77331
(936)653-2264
TBPLS FIRM REG # 10194525
PROJECT NO. 24055