

POLK COUNTY, TEXAS

RICHARD PARRISH SURVEY, ABSTRACT NUMBER 470



GRAPHIC SCALE
1"=100'

CONTROLLING MONUMENT FND. 1/2" IRON ROD WITH CAP

POINT OF BEGINNING FND. 5/8" IRON ROD

CALLED 2.12 ACRES
VOL. 2035, PG. 805
D.R.P.C.T.

S89°57'42"E 655.12'

ROCKY LN.
N00°26'10"W 189.08'

FND. 5/8" BOLT

BUILDING 8X22
OHE
BUILDING 10X17

MOBILE HOME 14X47

CARPORT

2.85 ACRES
(123,959 SQUARE FEET)
VOL. 426, PG. 523
D.R.P.C.T.

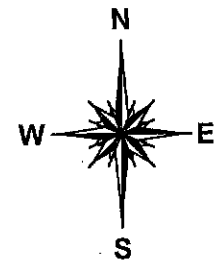
N89°57'42"W 656.03'

CALLED 14 ACRES

FND. 5/8" IRON ROD IN CONCRETE BLOCK

S00°42'42"E 189.09'

SET



NOTES:

1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR 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 07/23/21
4. BASIS OF BEARING IS BASED ON DEED RECORDED IN VOLUME 426, PAGE 523 OF THE OFFICIAL 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.

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"

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

07/30/2021
DATE



PROPERTY ADDRESS:
281 ROCKY LN.
LIVINGSTON, TX. 38570

**BOURLAND
LAND SURVEYING, LLC**

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

TBPLS FIRM REG # 10194525