

SYMBOL LEGEND

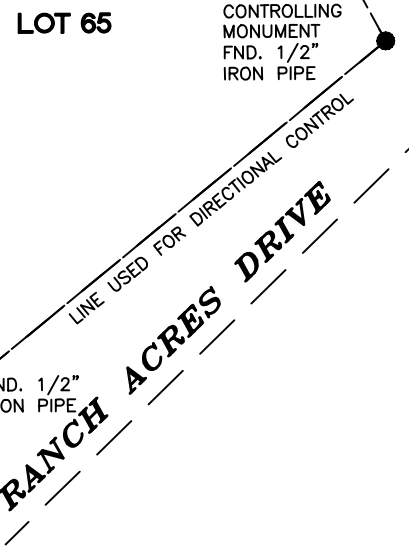
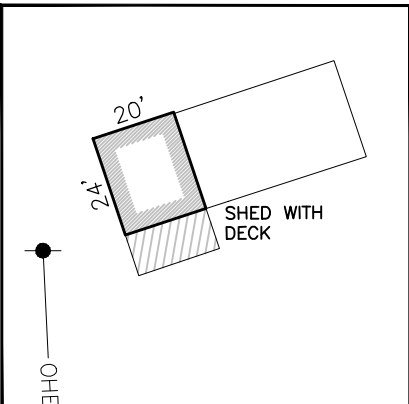
●	PROPERTY CORNER
●	POWER POLE
W	WATER METER
G	GAS METER
T	TELEPHONE PED

LINE TABLE

LINE #	BEARING	LENGTH
L1	S82°33'13"W	102.00'
L2	N59°56'46"E	19.24'
L3	N47°13'17"E	21.76'
L4	N33°00'46"E	36.04'
L5	N8°24'54"E	50.46'
L6	N18°20'50"E	48.79'
L7	N27°55'43"W	83.97'
L8	N11°52'24"E	65.08'
L9	N27°10'08"E	42.94'
L10	N73°14'46"E	49.62'
L11	S83°08'52"E	11.56'

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

PROPERTY ADDRESS:
54 RANCH ACRES.
HUNTSVILLE, TX 77340



- 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 03/30/26
 4. BASIS OF BEARING IS BASED ON TEXAS STATE COORDINATES, NAD 83, TEXAS CENTRAL ZONE.
 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.

L=68.34
R=394.253
Δ=009°56'
N89°50'39"W
68.26

L=80.07
R=573.000
Δ=008°00'
S77°18'41"W
80.00



GRAPHIC SCALE
1"=100'

BEING LOT SIXTY SEVEN (67), SECTION (1), RANCH ACRES, A SUBDIVISION IN WALKER COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 174, PAGE 574 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

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

04/9/2026
DATE

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



BOURLAND
LAND SURVEYING, LLC

608 W. WORSHAM ST.
WILLIS, TX 77378
(936)506-2871

TBPLS FIRM REG # 10194525
PROJECT NO. 26058