



GRAPHIC SCALE  
1"=100'



BAR E RD  
N56°34'14"E 323.77'  
N85°23'06"E 111.57'

FND. 1/4" IRON ROD

CONTROLLING MONUMENT  
FND. 1/4" IRON ROD

FND. 1/4" IRON ROD

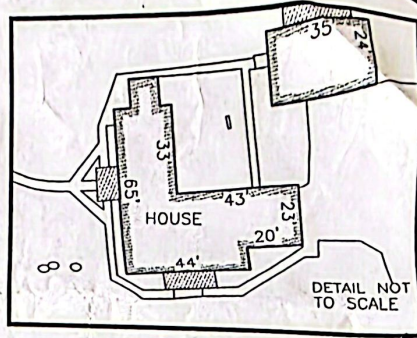
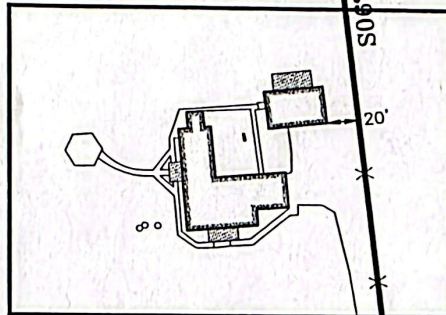
LOT 17  
5.27 ACRES

LOT 18

N06°20'00"W 534.02'

S08°23'30"E 582.14'

LOT 15



DETAIL NOT TO SCALE

S76°32'50"W 104.32'

FND. 1/4" IRON ROD

FND. 1/4" IRON ROD

S68°01'45"W 308.24'

FND. 5/8" IRON ROD WITH CAP

SUGAR STREET

10 FOOT UTILITY EASEMENT

SYMBOL LEGEND	
●	PROPERTY CORNER
○	POWER POLE
⊕	ELECTRIC MANHOLE
⊞	WATER METER
⊞	ELECTRIC

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

**LOT SEVENTEEN (17), SECTION TWO (2), OF SPRING WOODS, A SUBDIVISION IN POLK COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 29, OF THE PLAT RECORDS, POLK COUNTY, TEXAS.**

TO: NATIONAL INVESTORS TITLE INSURANCE COMPANY, ASPIRE FINANCIAL, INC AND DENNIS ALLEN MAYNE

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

NOTES:

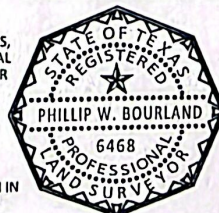
1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, GF NO. 202151501, EFFECTIVE DATE MARCH 19, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE 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 05-05-2021
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.

*Phillip W. Bourland*

05/11/2021

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

DATE



**BOURLAND  
LAND SURVEYING, LLC**

15135 HIGHWAY 150  
COLDSPRING, TX 77331  
(281)732-3013



TBPLS FIRM REG # 10194525

PROJECT NUMBER: 21261

*Dennis Allen Mayne*