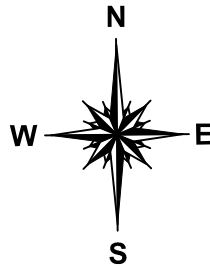


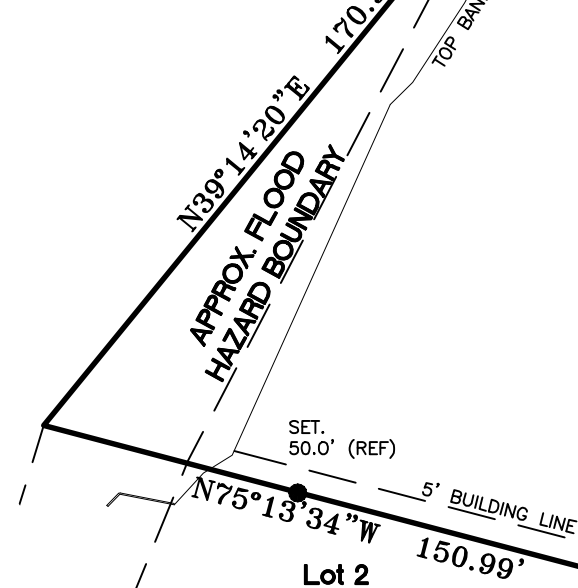


GRAPHIC SCALE
1"=40'

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



LAKE LIVINGSTON



BEING LOT THREE (3), PINE FOREST ACRES, A SUBDIVISION IN TRINITY COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN CABINET "A", SLIDE 358 OF THE PLAT RECORDS OF TRINITY COUNTY, TEXAS

CONTROLLING MONUMENT
FND. 1/2"
IRON ROD
W/CAP RPLS
5774

Lot 3

S51°36'32"E 9.15'

FND. 1/2"
IRON ROD

FND. 1/2"
IRON ROD

N72°55'24"E 206.03'

5' BUILDING LINE

SET.
2.0' (REF)

10' BUILDING LINE

S38°24'16"W 182.11'

LORI LANE

LINE USED FOR DIRECTIONAL CONTROL

SET.

98.58'

10' BUILDING LINE

10' BUILDING LINE

SET.
50.0' (REF)

N75°13'34"W 150.99'

Lot 2

NOTES:

10g. "T.R.A. Flowage Easement" as depicted upon plat entitled "Pine Forest Acres" recorded in Cabinet A, Slide 358 of the Plat Records, Trinity County, Texas.

10k. Unobstructed aerial easement five (5) feet wide from a plane twenty (20) foot above the ground upward, located adjacent and above all dedicated utility as shown on Plat of the Subdivision, as reserved in restrictive instrument recorded in Volume 0898, Page 0864, Official Records, Trinity County, Texas.

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCE GUATRANTY COMPANY, GF NO. 202254245, EFFECTIVE DATE APRIL 12, 2022, 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 04/29/2022
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.

TO: TITLE RESOURCES TITLE COMPANY AND JOHN D. BOURMAN

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

04/29/2022

DATE

**BOURLAND
LAND SURVEYING, LLC**

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

TBPLS FIRM REG # 10194525

PROJECT NO. 22186