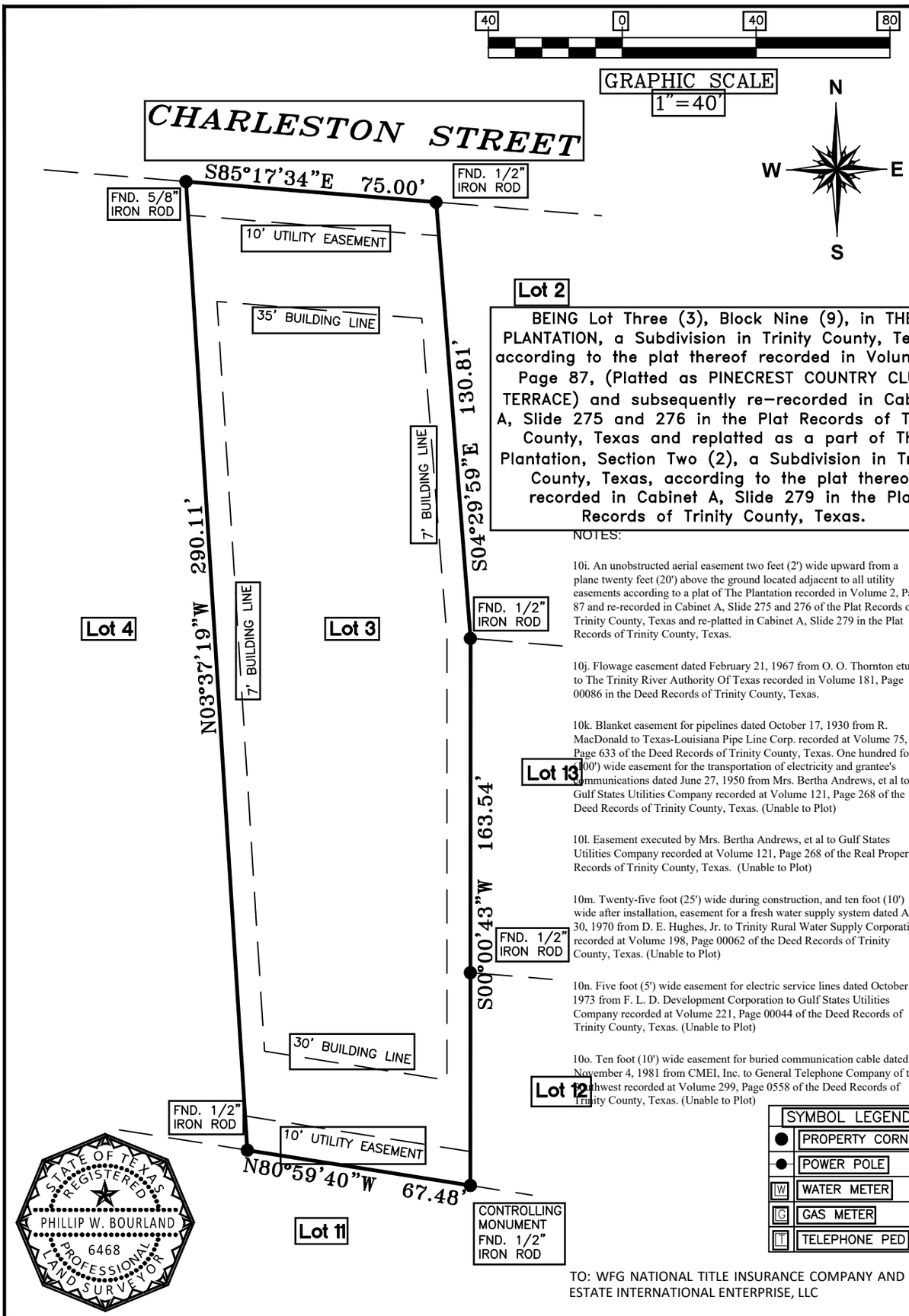


NOTES:

10i. An unobstructed aerial easement two feet (2') wide upward from a plane twenty feet (20') above the ground located adjacent to all utility easements according to a plat of The Plantation recorded in Volume 2, Page 87 and re-recorded in Cabinet A, Slide 275 and 276 of the Plat Records of Trinity County, Texas and re-platted in Cabinet A, Slide 279 in the Plat Records of Trinity County, Texas.

10j. Flowage easement dated February 21, 1967 from O. O. Thornton etux to The Trinity River Authority Of Texas recorded in Volume 181, Page 00086 in the Deed Records of Trinity County, Texas.

10k. Blanket easement for pipelines dated October 17, 1930 from R. MacDonald to Texas-Louisiana Pipe Line Corp. recorded at Volume 75, Page 633 of the Deed Records of Trinity County, Texas. One hundred foot (100') wide easement for the transportation of electricity and grantee's communications dated June 27, 1950 from Mrs. Bertha Andrews, et al to Gulf States Utilities Company recorded at Volume 121, Page 268 of the Deed Records of Trinity County, Texas. (Unable to Plot)

10l. Easement executed by Mrs. Bertha Andrews, et al to Gulf States Utilities Company recorded at Volume 121, Page 268 of the Real Property Records of Trinity County, Texas. (Unable to Plot)

10m. Twenty-five foot (25') wide during construction, and ten foot (10') wide after installation, easement for a fresh water supply system dated April 30, 1970 from D. E. Hughes, Jr. to Trinity Rural Water Supply Corporation recorded at Volume 198, Page 00062 of the Deed Records of Trinity County, Texas. (Unable to Plot)

10n. Five foot (5') wide easement for electric service lines dated October 10, 1973 from F. L. D. Development Corporation to Gulf States Utilities Company recorded at Volume 221, Page 00044 of the Deed Records of Trinity County, Texas. (Unable to Plot)

10o. Ten foot (10') wide easement for buried communication cable dated November 4, 1981 from CMEI, Inc. to General Telephone Company of the Southwest recorded at Volume 299, Page 0558 of the Deed Records of Trinity County, Texas. (Unable to Plot)

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

STATE OF TEXAS REGISTERED PHILLIP W. BOURLAND 6468 PROFESSIONAL LAND SURVEYOR

TO: WFG NATIONAL TITLE INSURANCE COMPANY AND REAL ESTATE INTERNATIONAL ENTERPRISE, LLC

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

09/28/2021

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

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF NO. 2109858-505OC, EFFECTIVE DATE MAY 10, 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 07/13/21

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.

BOURLAND
LAND SURVEYING, LLC
15121 HIGHWAY 150
COLDSPRING, TX 77331
(936)653-2264
TBPLS FIRM REG # 10194525

PROJECT NO. 21364