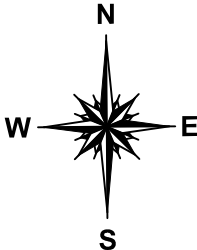
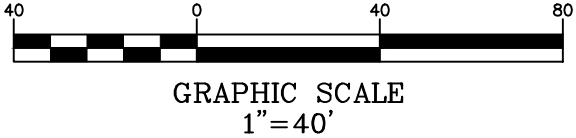


SAN JACINTO COUNTY, TEXAS
J. D. MARTINEZ SURVEY, ABSTRACT 31



BEING LOTS 21 AND 22, OF FAIR PARK SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 122, PAGE 143 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS

- NOTES:
- 10d. Ten foot (10') building line along the front building line and a five foot (5') building along the side property lines as set forth in the recorded restrictions.
- 10e. Ten foot (10') wide utility easement along the front and back property lines as set forth in the recorded restrictions.
- 10f. Right-Of-Way easement to San Jacinto Special Utility District recorded under Clerk's File Number 20230339, Page 1685 of the Official Public Records of San Jacinto County, Texas.
- 10g. Affidavit regarding on-site sewer facility recorded under Clerk's File Number 20233717, Page 18950 of the Official Public Records of San Jacinto County, Texas.
- 10h. Right-Of-Way easement to San Jacinto Special Utility District recorded under Clerk's File Number 20233886, Page 19789 of the Official Public Records of San Jacinto County, Texas.

- NOTES:
1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 23-6318, EFFECTIVE DATE OCTOBER 25, 2023, 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 01/03/2024
4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM, NAD 83, 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.

TO: BILL JACOBS, SARA A. JACOBS AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

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

Brian K. Lunell

BRIAN K. LUNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5954 - STATE OF TEXAS

01/04/2024
DATE

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

SYMBOL LEGEND	
	PROPERTY CORNER
	POWER POLE
	WATER METER
	GAS METER
	TELEPHONE PED
	WATER VALVE



BOURLAND
LAND SURVEYING, LLC

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

TBPLS FIRM REG # 10194525
PROJECT NO. 23249