

SURVEY OF  
14.59 ACRES  
CALLED 14.60

LOCATED IN THE W. ROARK SURVEY, ABSTRACT NO. A-41  
BASED ON THE DEED THEREOF RECORDED IN  
VOLUME/CABINET 341 PAGE / SHEET 326 OF  
THE DEED RECORDS WALKER COUNTY, TEXAS  
REF : BAURAX G. F. 21001441 DATE : AUG. 17, 2021

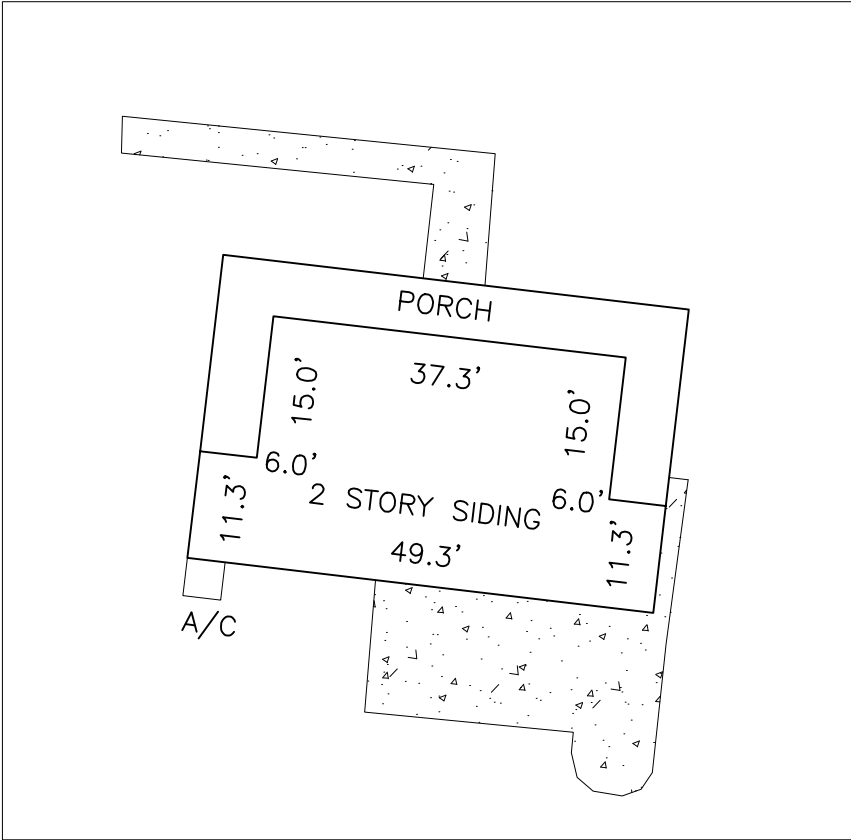
TO KATHLEEN ELEANOR BAURAX, UNITED WHOLESALE MORTGAGE, AND  
FIDELITY NATIONAL TITLE INSURANCE COMPANY.  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE  
BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT  
THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS,  
OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

*Steven E. Laughlin*  
STEVEN E. LAUGHLIN R.P.L.S. #5178



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY (G.F. No. 21001441) DATED JULY 22, 2021, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN VOLUME 436, PAGE 410, REAL PROPERTY RECORDS, WALKER COUNTY, TEXAS.
- 6) WALKER COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD
- 7) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 8) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 9) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE
- 10) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN
- 11) PROPERTY SUBJECT TO 20' BLANKET EASEMENT AROUND POWER AND UTILITY LINES AS RECORDED IN VOLUME 268, PAGE 798 & VOLUME 269, PAGE 67
- 12) PROPERTY SUBJECT TO 15' BLANKET EASEMENT AROUND WATER PIPES AS RECORDED IN VOLUME 398, PAGE 851
- 13) PROPERTY SUBJECT TO BLANKET EASEMENT AS RECORDED IN VOLUME 670, PAGE 447

HOUSE DETAIL (NOT TO SCALE)



- Q ROAD SIGN  
◇ IRRIGATION CONTROL  
▣ GRATE INLET  
⊙ GAS VALVE  
⊙ WATER VALVE  
⊙ LIGHT POLE  
⊙ POWER POLE  
⊙ ELECTRIC TRANS. BOX  
⊙ FIRE HYDRANT  
⊙ SANITARY SEWER  
⊙ STORM SEWER  
⊙ TELEPHONE PED  
⊙ CABLE BOX/PED  
⊙ FLAG POLE  
⊙ FIBER OPTIC MARKER  
⊙ TRAFFIC SIGNAL  
⊙ PIPELINE MARKER  
⊙ WATER METER  
⊙ MANHOLE  
⊙ METER POLE  
⊙ SEPTIC

- LINE & SYMBOL  
LEGEND  
1) IRF= IRON ROD FOUND  
2) IRS= IRON ROD SET,  
CAPPED "SURVTECH"  
3) D.R.W.C.TX= DEED  
RECORDS OF WALKER  
COUNTY TEXAS  
4) M.R.W.C.TX= MAP  
RECORDS OF WALKER  
COUNTY TEXAS  
5) BL= BUILDING LINE  
6) UE= UTILITY EASEMENT  
7) DE= DRAINAGE EASEMENT

THIS SURVEY IS BEING PROVIDED TO THE  
RECIPIENTS NAMED ABOVE AND NO  
LICENSING HAS BEEN CREATED. TO COPY THE  
SURVEY EXCEPT IN CONNECTION WITH THE  
ORIGINAL TRANSACTION, WHICH SHALL  
TAKE PLACE WITHIN NINETY (90) DAYS  
FROM THE DATE OF THE SURVEY AS SHOWN  
ABOVE.



P.O. BOX 1080 | CONROE, TEXAS 77305-1080  
936-539-5444 | FAX 936-539-5442  
email: SURVTECH@SURVCORP.COM

"A Land Surveying Company"

