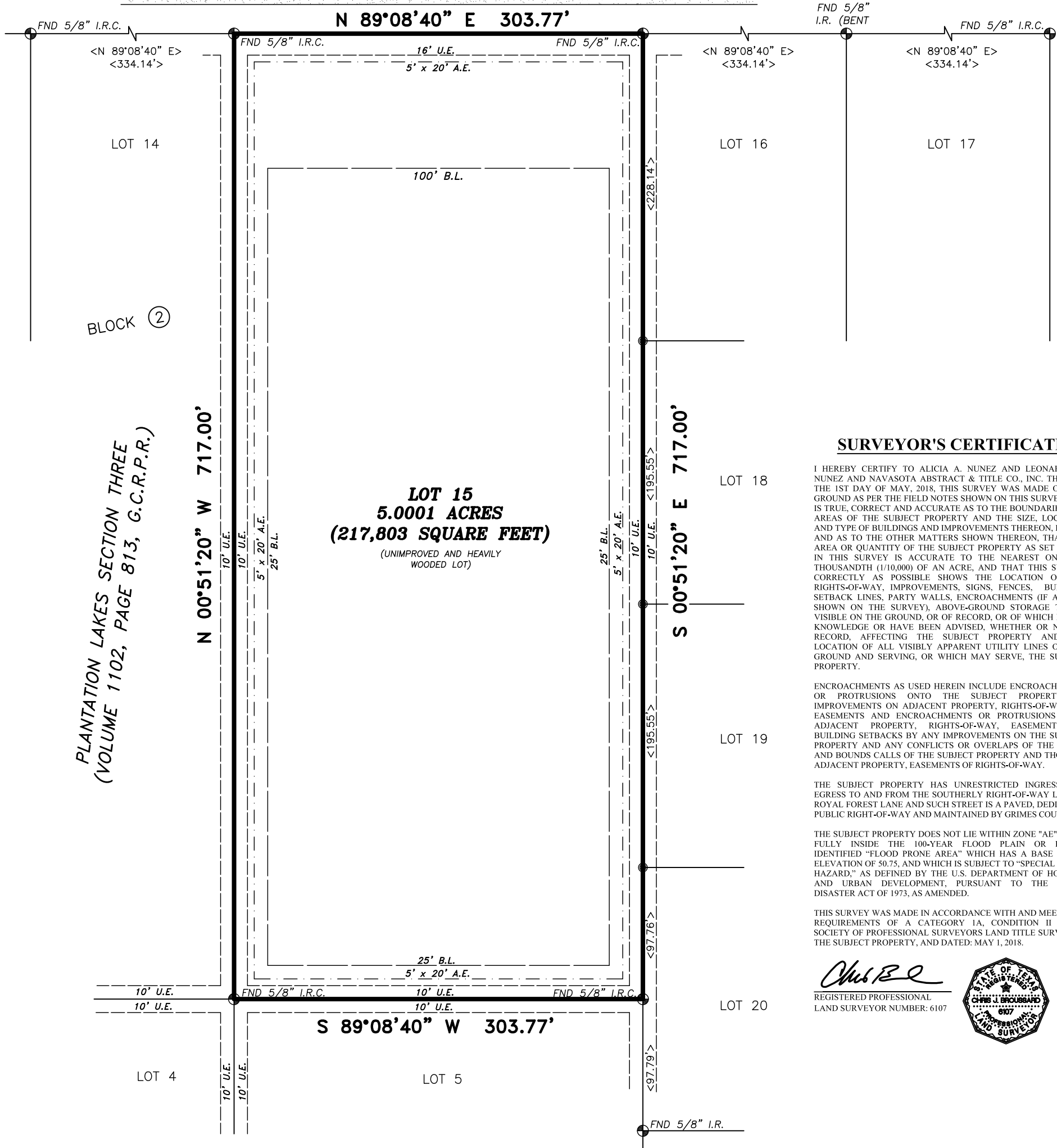


Legend:

R.P.R.G.C. — real property records of grimes county			— water well
G.C.D.R. — deed records of grimes county			— controlling monument
FND — found			— telephone pedestal
FNC — fence			— power pole
U.E. — utility easement			— water meter
A.E. — aerial easement			— building line
R.O.W. — right of way			— iron rod

**ROYAL FOREST LANE (60' R.O.W.)**



**TERRACE OAKS DRIVE (60' R.O.W.)**

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO ALICIA A. NUNEZ AND LEONARDO A. NUNEZ AND NAVASOTA ABSTRACT & TITLE CO., INC. THAT ON THE 1ST DAY OF MAY, 2018, THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND IS TRUE, CORRECT AND ACCURATE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON, IF ANY, AND AS TO THE OTHER MATTERS SHOWN THEREON, THAT THE AREA OR QUANTITY OF THE SUBJECT PROPERTY AS SET FORTH IN THIS SURVEY IS ACCURATE TO THE NEAREST ONE TEN THOUSANDTH (1/10,000) OF AN ACRE, AND THAT THIS SURVEY CORRECTLY AS POSSIBLE SHOWS THE LOCATION OF ALL RIGHTS-OF-WAY, IMPROVEMENTS, SIGNS, FENCES, BUILDING SETBACK LINES, PARTY WALLS, ENCROACHMENTS (IF ANY AS SHOWN ON THE SURVEY), ABOVE-GROUND STORAGE TANKS, VISIBLE ON THE GROUND, OR OF RECORD, OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD, AFFECTING THE SUBJECT PROPERTY AND THE LOCATION OF ALL VISIBLY APPARENT UTILITY LINES ON THE GROUND AND SERVING, OR WHICH MAY SERVE, THE SUBJECT PROPERTY.

ENCROACHMENTS AS USED HEREIN INCLUDE ENCROACHMENTS OR PROTRUSIONS ONTO THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, RIGHTS-OF-WAY OR EASEMENTS AND ENCROACHMENTS OR PROTRUSIONS ONTO ADJACENT PROPERTY, RIGHTS-OF-WAY, EASEMENTS OR BUILDING SETBACKS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY AND ANY CONFLICTS OR OVERLAPS OF THE METES AND BOUNDS CALLS OF THE SUBJECT PROPERTY AND THOSE OF ADJACENT PROPERTY, EASEMENTS OF RIGHTS-OF-WAY.

THE SUBJECT PROPERTY HAS UNRESTRICTED INGRESS AND EGRESS TO AND FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL FOREST LANE AND SUCH STREET IS A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY AND MAINTAINED BY GRIMES COUNTY.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN ZONE "AE" BEING FULLY INSIDE THE 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA" WHICH HAS A BASE FLOOD ELEVATION OF 50.75, AND WHICH IS SUBJECT TO "SPECIAL FLOOD HAZARD," AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER ACT OF 1973, AS AMENDED.

THIS SURVEY WAS MADE IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF A CATEGORY 1A, CONDITION II TEXAS SOCIETY OF PROFESSIONAL SURVEYORS LAND TITLE SURVEY OF THE SUBJECT PROPERTY, AND DATED: MAY 1, 2018.

*Chris J. Broussard*  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NUMBER: 6107



**NOTES:**

- BEARINGS BASED ON PLAT.
- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT BY NAVASOTA ABSTRACT & TITLE CO., INC. UNDER G.F. NO. N-185108F, EFFECTIVE 04-24-18 AS LISTED: VOLUME 1096, PAGE 280 AND AMENDED IN VOLUME 1098, PAGE 134, VOLUME 1103, PAGE 138, VOLUME 1147, PAGE 318, THOSE AS SHOWN ON THE RECORDED PLAT IN VOLUME 1102, PAGE 813 AND THOSE AS SHOWN IN BUILDING GUIDELINES AS RECORDED IN VOLUME 1113, PAGE 456, VOLUME 1637, PAGE 125, VOLUME 1645, PAGE 361, VOLUME 1670, PAGE 16, VOLUME 1684, PAGE 293, VOLUME 1407, PAGES 600,602, 606, 609, 614, 623 AND PAGE 628, REAL PROPERTY RECORDS GRIMES COUNTY TEXAS.
- EASEMENT AND BUILDING LINES PER RECORDED PLAT UNLESS OTHERWISE NOTED.
- DRAINAGE EASEMENT 15' IN WIDTH ON EACH SIDE OF THE CENTER LINES OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE RECORDED PLAT.

SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD ZONE "X". MAP # 48473C, PANEL 0100E, DATED 02-18-09. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

**BOUNDARY SURVEY OF:**  
 LOT 15, BLOCK 2,  
 PLANTATION LAKES  
 SECTION THREE  
 AS RECORDED IN  
 VOLUME 1102, PAGE 813,  
 GRIMES COUNTY REAL  
 PROPERTY RECORDS  
 GRIMES COUNTY, TEXAS

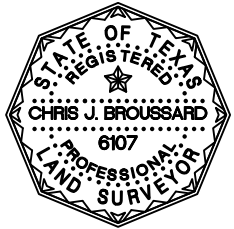
SURVEYED FOR: ALICIA A. NUNEZ AND HUSBAND, LEONARDO A. NUNEZ	
ADDRESS: 9132 ROYAL FOREST LANE WALLER TX 77484	
DRAFTED: 04-30-18/CB	JOB NO.: BLS-4602
FIELD WORK: 04-30-18/CB	CHECKED: 05-01-18/CB

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

OF N-185108F  
 OF NAVASOTA ABSTRACT & TITLE CO., INC.

*Chris J. Broussard* 05-01-18  
 CHRIS J. BROUSSARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6107



**BROUSSARD**  
**LAND**  
**SURVEYING**  
 Land Surveying Services

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.