

Country Town Estates,
Phase 2
Vol. 723, Pg. 339,
M.R.G.C.T.

LOT 103

2.000
ACRES

Robert Weems & Donna Weems
Called 2.000 acres
(out of Tract 102, Block 8,
Country Town Estates, Phase Two
Vol. 723, Pg. 339, R.P.R.G.C.T.)
Vol. 1078, Pg. 200
R.P.R.G.C.T.

TRACT
102

Gonzalo Yupa & Rosa Yupa
Called 2.467 acres
(out of Tract 102, Block 8,
Country Town Estates, Phase Two
Vol. 723, Pg. 339, R.P.R.G.C.T.)
Vol. 1028, Pg. 483
R.P.R.G.C.T.

TRACT
102

LEGEND

wm = water meter
ohe = overhead electric
guy = guy anchor
pp = power pole
eog = edge of gravel
rec. = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement
C.F.No. = Clerk's File Number
D.R.G.C.T. = Deed Records Grimes
County, Texas
P.R.G.C.T. = Plat Records Grimes
County, Texas
R.P.R.G.C.T. = Real Property
Records Grimes County, Texas
O.P.R.G.C.T. = Official Public
Records Grimes County, Texas



3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936) 756-7447 - FAX (936) 756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO.
C291-74B

DRAWING DATE: 06/26/17
REVISED: 07/05/17 TITLE
DRAWN BY: AMM

Gray Hobson
Called 1.8000 acres
Vol. 1378, Pg. 697
R.P.R.G.C.T.

BOUNDARY & IMPROVEMENT
SURVEY

FOR: NORMAN REED
DICK BARNES DRIVE (a.k.a. Pebble Lane)
BEDIAS, TEXAS 77831

BEING a 2.000 acre tract of land situated in the Henry Pahl Survey, Abstract No. 380, Crimes County, Texas, being all of that called 2.000 acre tract, out of and part of Tract 102 (commonly referred to as Lot 102-A), Block 8 of Country Town Estates, Phase 2, as shown on the map or plat thereof, recorded in Volume 723, Page 339 of the Real Property Records of Crimes County, Texas (R.P.R.G.C.T.), in instrument to Robert Weems and Donna Weems, recorded in Volume 1078, Page 200, R.P.R.G.C.T., said 2.000 acre tract being more particularly described by attached metes and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:



G.F. No. T-17-309062-KW
Effective date: 06/07/2017

The Subject Tract(s) as shown hereon is subject to the following restrictive covenants of record:

- 1) Those as recorded in Vol. 723, Pg. 339 and in Vol. 1078, Pg. 200, R.P.R.G.C.T.
- 2) Esmt. to G.T.E. S.W. Inc. per Vol. 720, Pg. 425, R.P.R.G.C.T. (unable to plot).
- 3) Esmt. to Morgan Corp. per Vol. 339, Pg. 449, D.R.G.C.T. (unable to plot).
- 4) Esmt. to Morgas Co. per Vol. 374, Pg. 856, R.P.R.G.C.T. (unable to plot).

Bearings shown hereon are based on GPS Observation, North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

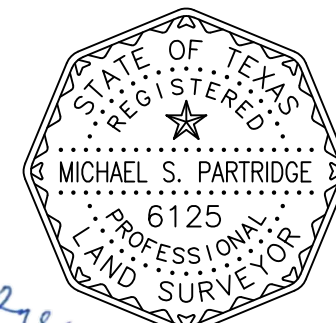
Tract shown hereon is located outside of ZONE A, areas outside the 100-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48185C 0075 C effective 04/03/2012.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 06/23/17, DM



Michael S. Partridge
Registered Professional Land Surveyor No. 6125

LOT 88