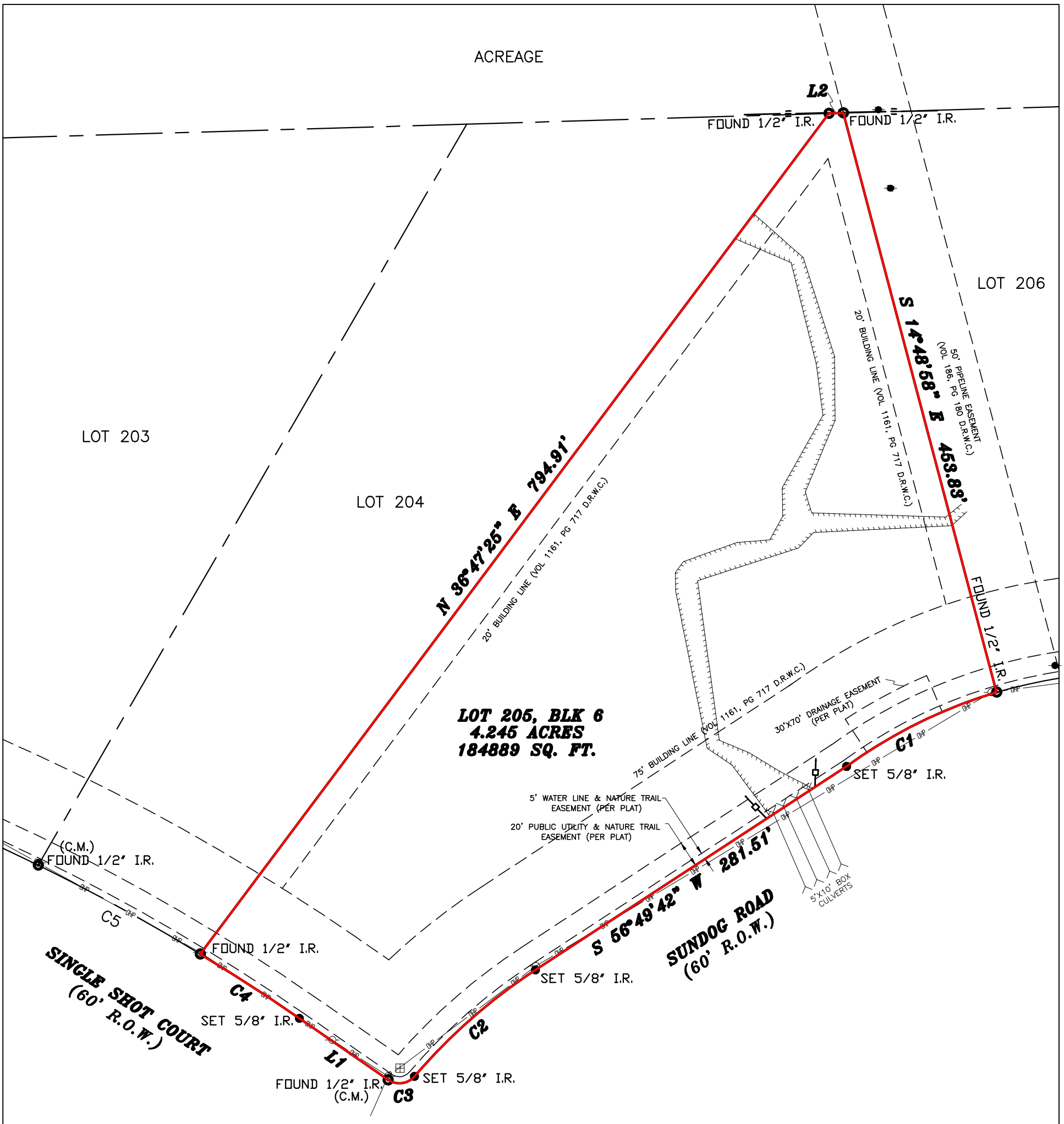

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	370.00'	127.37'	126.74'	S 63°41'55" W	19°43'23"
C2	430.00'	122.56'	122.15'	S 48°39'47" W	16°19'50"
C3	15.00'	22.04'	20.11'	S 82°36'03" W	84°11'12"
C4	1530.00'	89.43'	89.42'	N 56°58'49" W	3°20'56"
C5	1530.00'	140.06'	140.01'	N 61°16'38" W	5°14'42"

LINE	BEARING	DISTANCE
L1	N 55°18'21" W	81.78'
L2	N 88°18'18" E	11.01'

EASEMENT NOTES:
THE UTILITY EASEMENT AS RECORDED IN VOL 131, PG 544 D.R.W.C. DOES NOT AFFECT THE SUBJECT PROPERTY
THE RIGHT OF WAY EASEMENT AS RECORDED IN VOL 153, PG 317 D.R.W.C. DOES NOT AFFECT THE SUBJECT PROPERTY
THE RIGHT OF WAY EASEMENT AS RECORDED IN VOL 196, PG 495 D.R.W.C. DOES NOT AFFECT THE SUBJECT PROPERTY
THE RIGHT OF WAY EASEMENT AS RECORDED IN VOL 235, PG 372 D.R.W.C. DOES NOT AFFECT THE SUBJECT PROPERTY
THE RIGHT OF WAY EASEMENT AS RECORDED IN VOL 249, PG 315 D.R.W.C. DOES NOT AFFECT THE SUBJECT PROPERTY
THE EXIST AN UNRECORDED EASEMENT FROM THOMAS S. FOSTER ESTATE TO GULF STATES UTILITIES CO. AND SOUTHWESTERN BELL TELE. CO. DATED JUNE 18, 1956, OCCUPYING 0.99 ACRES (NOT PLOTTABLE)
THE EXIST AN UNRECORDED EASEMENT FROM THOMAS S. FOSTER ESTATE TO GULF STATES UTILITIES CO. AND
THERE EXIST A HUNTING LEASE AGREEMENT AS RECORDED IN VOL 61, PG 445 D.R.W.C. (NOT PLOTTABLE)

NOTES:
SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS
ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES
BEARINGS BASED ON RECORDED PLAT/DEED OF TEXAS GRAND RANCH, PHASE 4B (VOL 6, PG 101 M.R.W.C.)
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS
THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO
ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

1" = 80'

LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET MONUMENT
- ELEC BOX
- PIPELINE MARKER
- POWER POLE
- HOG WORE FENCE
- HIGH BANK
- OVER HEAD POWER
- RETAINING WALL
- EASEMENT LINE

LOT:	BLOCK:	SECTION:	SUBDIVISION:
LOT 205	06	4B	TEXAS GRAND RANCH

RECORDATION:	COUNTY:	ST:	ABSTRACT:
VOL 6, PG 101 M.R.W.C.	WALKER	TX	T. GILLESPIE, A-214

RECORD OWNER:	TITLE COMPANY:
MARK & PAMELA WILMER	ALLIANT NATIONAL TITLE

This lot DOES NOT appear to lie in the 100 year flood plain and appears to be in ZONE(s) "X", as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48471C0500D dated 08/16/2011

PURCHASER: DARREN GOODMAN & SHANA FUJIMOTO
LENDER: TBD
ADDRESS: 0 SINGLE SHOT COURT HUNTSVILLE, TX 77340

JOB #: 2103043

FIELD WORK: TG
DRAFTED BY: DK, JR 03/11/2021
CHECKED BY: DK, SR
G.F. NUMBER 21117395-ALCH

STATE OF TEXAS REGISTERED DAVID E. KING 4503 PROFESSIONAL LAND SURVEYOR

FIRM NO. 10152100

I, David E. King, Sr.,Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

DAVID E. KING 03/11/2021 DATE

KLSS
KING'S LAND SURVEYING SOLUTIONS, LLC
Professional Land Surveyors
315 GENTRY STREET #C5 SPRING, TX 77373 (281)350-8003