

**ROYAL HILL COURT**  
(60' PRIVATE R.O.W.)

NOTES:  
1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT, UNLESS OTHERWISE NOTED.  
2. ALL RODS ARE A FOUND 5/8" IRON ROD WITH CAP (MOYER SURVEYING 5656) UNLESS OTHERWISE SHOWN OR NOTED.

(PER PLAT)  
R=2030.00' D= 3'01'39"  
L=107.26'  
Ch=N27°30'25"E 107.25'  
R=2030.00'  
D= 3'01'48"  
L=107.36'  
Ch=N27°27'32"E 107.34'  
N29°01'13"E 75.95'  
N28°58'05"E 75.79'

FOUND 5/8" IRON ROD  
W/CAP (MOYER) FOR  
REFERENCE  
(N24°23'12"E 114.32')

45

REFERENCE BEARING  
N37°13'33"E 304.29'

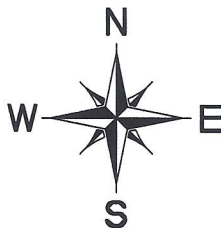
44

**LOT 46  
BLOCK ONE**

43

42

41



SCALE: 1" = 100'  
DATE: 11/19/2007

I hereby certify to that this plat is a true representation of an on the ground survey made on 11/15/2007 of Lot 46, Block 1, Crown Ranch Section Two, a subdivision in the Alexander Rbblis Survey, A-400, the A.M. Deveraux Survey, A-182, and the Charles Weaver Survey, A-482, Grimes County, Texas correct map of which is recorded in Volume 1221, Page 315, of the Map Records of Grimes County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1B, Condition III survey.

This property is located in Zone X and is not within the 100-year floodplain as shown on FIRM Community Panel Number 48339C0320 F, effective date December 19, 1996.

This survey was completed without the benefit of a title commitment.

Hal Moyer, R.P.L.S.  
Texas Registration No. 5656



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