



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.12	2192.59	0°42'31"	N89° 35' 16"W	27.12
C2	107.54	160.00	38°30'34"	N73° 01' 41"E	105.53
C3	210.87	625.00	19°19'52"	N44° 06' 28"E	209.87
C4	88.88	700.00	7°16'31"	N38° 04' 48"E	88.82

Line #	Length	Direction
L1	137.86	N53° 46' 23"E
L2	69.65	N34° 26' 33"E

187.000 ACRES
GAYLON CLARK
VOLUME 1027, PAGE 377
R.P.R.G.C.

TIMBER HILLS SECTION ONE
VOLUME 1191, PAGE 465
R.P.R.G.C.

LOT 14

LOT 12

LOT 13
BLOCK (1)
(8.000 ACRES)

NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY ARE THE CALLS ON THE RECORDED PLAT OF TIMBER HILLS SECTION ONE.
2. SURVEYOR DID NOT ABSTRACT TITLE AFFECTING THE SUBJECT TRACT AND OFFERS NO TITLE OPINION.
3. TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, GF No. N-1553215, EFFECTIVE DATE: OCTOBER 26, 2015.
4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRIMES COUNTY, PANEL No. 48185C0400C, EFFECTIVE DATE: APRIL 3, 2012.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT AND RESTRICTIONS RECORDED IN VOLUME 1191, PAGE 466 OF THE R.P.R.G.C.
6. EASEMENT RECORDED IN VOLUME 436, PAGE 278 AND VOLUME 444, PAGE 295 OF THE R.P.R.G.C. DOES NOT AFFECT THE SUBJECT TRACT.
7. EASEMENTS RECORDED IN VOLUME 890, PAGE 735 OF THE R.P.R.G.C. DO NOT AFFECT THE SUBJECT TRACT.
8. EASEMENTS RECORDED IN VOLUME 1198, PAGE 629; VOLUME 1230, PAGE 602; AND VOLUME 1312, PAGE 395 ARE DESCRIBED AS EXTENDING 10 FEET IN ALL DIRECTIONS FROM THE CENTER OF UTILITY LINES AND APPURTENANCES. THIS MAY INCLUDE UNDERGROUND UTILITIES WHICH CAN NOT BE LOCATED WITHOUT THE BENEFIT OF A SUB-SURFACE UTILITY STUDY WHICH WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

TO: CHARLES DAVID MUELLER; LLOYD M. PELLEGRIN AND BARBARA M. PELLEGRIN; AND STEWART TITLE GUARANTY COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

JOEL BILYEU TEXAS R.P.L.S. NO. 6106



LAND TITLE SURVEY
LOT 13, BLOCK 1
TIMBER HILLS SECTION ONE
VOLUME 1191, PAGE 465, R.P.R.G.C.
GRIMES COUNTY, TEXAS

	Date:	12-01-15	Scale:	1"=40'
	Drawn By:	J.R.B.	Checked By:	J.R.B.
	Job No.:	01638-000-0-DEV	Drawing No.:	C-394
	11814 BROWNWOOD DR. MAGNOLIA, TEXAS 77354 OFFICE - (281) 259-6042 FAX - (281) 259-6043 E-MAIL - joel@crsurveying.com			

- LEGEND**
- FND. _____ Found
 - I.R. _____ Iron Rod
 - R.P.R.G.C. _____ Real Property Records of Grimes County
 - U.E. _____ Utility Easement
 - A.E. _____ Aerial Easement
 - B.L. _____ Building Line
 - IRON ROD _____
 - CHAIN LINK FENCE _____
 - WATER METER _____
 - CABLE PEDESTAL/BOX _____
 - UNDERGROUND CABLE MARKER _____
 - OVERHEAD ELECTRIC _____
 - POWER POLE _____
 - ELECTRIC BOX _____
 - A/C PAD _____

LOT 28

LOT 29

LOT 30

AMELIA DRIVE (60' WIDE)

20' U.E.
VOLUME 1198, PAGE 629
VOLUME 1230, PAGE 602
VOLUME 1312, PAGE 395
R.P.R.G.C.

N 00°03'29" E 638.83'

S 00°46'01" W 1029.86'

425.7'

GRAVEL DRIVE

FND. 5/8" I.R.

FND. 5/8" I.R.

FND. 5/8" I.R.

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