

**TEXAS GRAND RANCH
SECTION 4A, BLOCK 7
VOL. 6, PG. 87, P.R.W.C.T.**

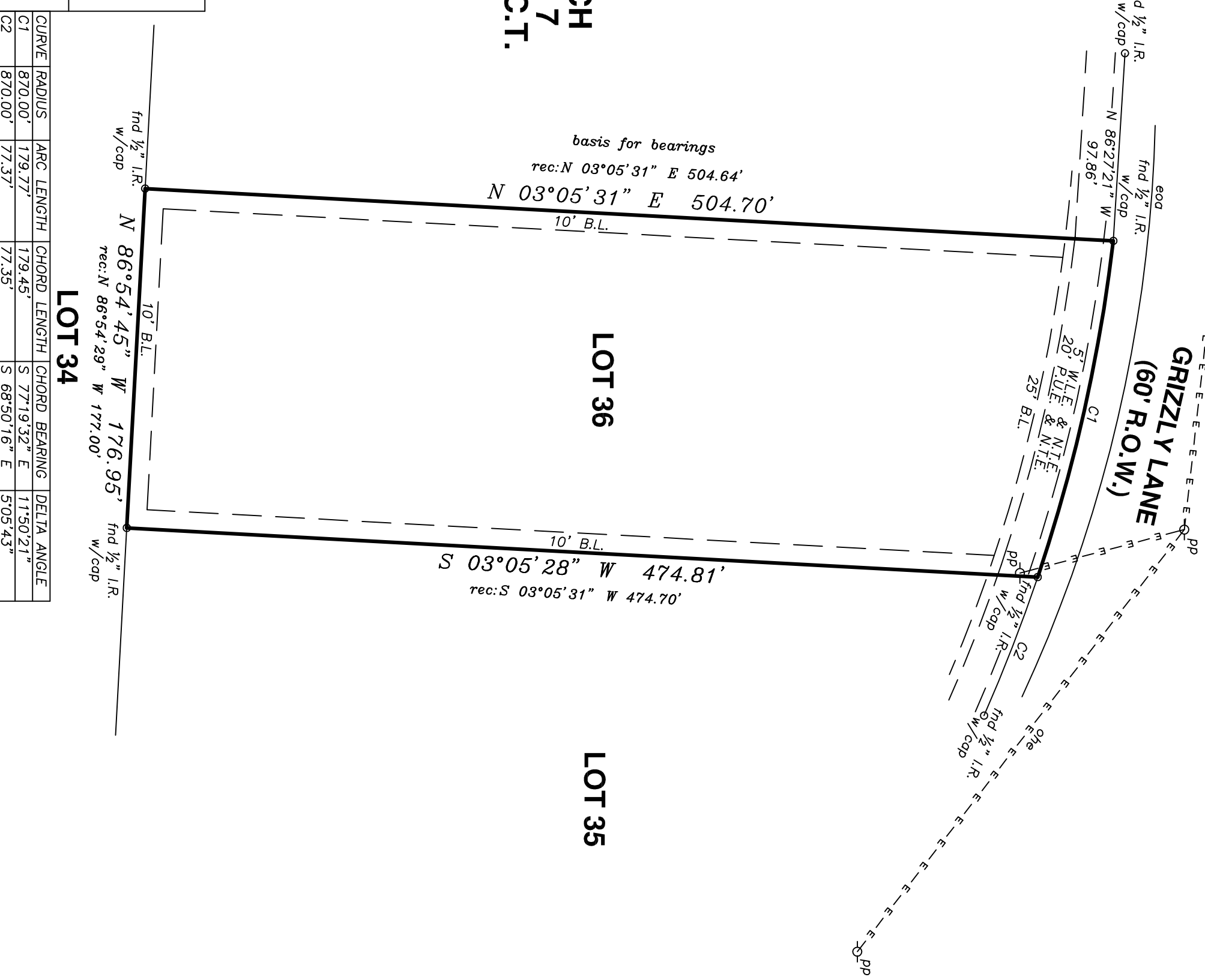
LEGEND

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- eod = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- N.T.E. = nature trail esmt.



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. W299-01
DRAWING DATE: 06/28/18
REVISED:
DRAWN BY: DED



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	870.00'	179.77'	179.45'	S 77°19'32" E	11°50'21"
C2	870.00'	77.37'	77.35'	S 68°50'16" E	5°05'43"

BOUNDARY SURVEY
FOR: EDDIE WILKERSON & WANDA WILKERSON
GRIZZLY LANE
HUNSTVILLE, TEXAS 77340

Being Lot 36, Block 7, of Texas Grand Ranch, Section 4A, a subdivision in Walker County, Texas, according to the map or plat thereof recorded in Volume 6, Page 87 of the Plat Records of Walker County, Texas.

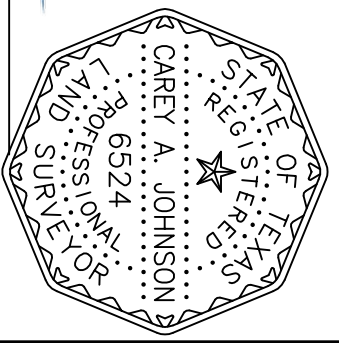
Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Fidelity National Title Ins. Co.
G.F. No. FTH-40-FAH17003374
Policy date: May 15, 2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Those as per Vol. 6, Pg. 87, P.R.W.C.T. and applicable restrictions listed in Items 1 & 10 of Schedule B, of said Title Commitment.

- ROW & Esmt. Agreement per Vol. 186, Pg. 180 W.C.D.R.
- 60' Ingress/Egress Esmt. to Charles E. Campbell per Vol. 305, Pg. 801 O.R.W.C.T.
- Subject to Encroachment Agreement per Vol. 1200, Pg. 46 & Affidavit of Exception to the Public per Vol. 473, Pg. 209 O.R.W.C.T.
- Esmt. to G.S.U. Co. per Vol. 61, Pg. 445, W.C.D.R. & a unrecorded esmt. occupying 0.99 Acres.
- Esmt. to the County of Walker per Vol. 153, Pg. 317 W.C.D.R.
- Esmt. to M.S.E.C., Inc. per Vol. 327, Pg. 73 O.R.W.C.T.
- Affidavit to public by 1 Texas Grand Ranch, LLC per Vol. 1132, Pg. 355 O.R.W.C.T.

-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.
-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 plat.
Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-Year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C 0500 G, effective 08/16/11.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.
I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 06/26/18 RH



Carey A. Johnson
Registered Professional Land Surveyor No. 6524