
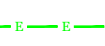
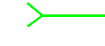











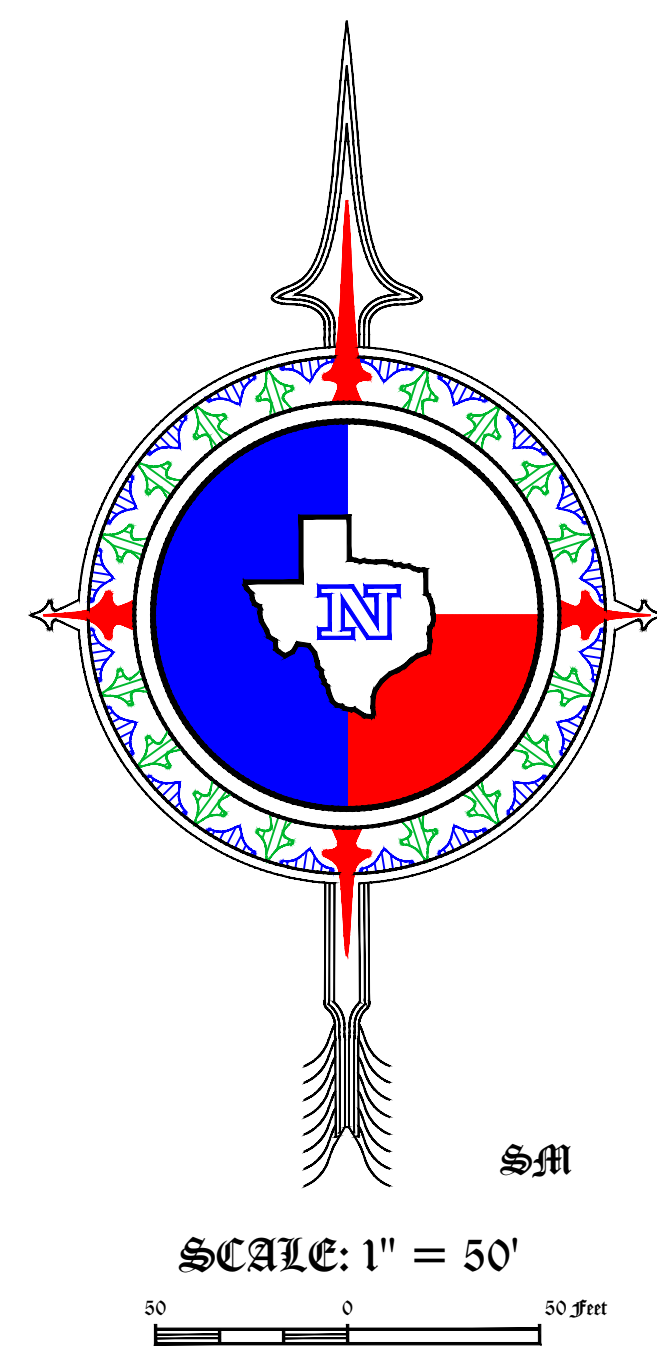


# BOUNDARY & IMPROVEMENTS SURVEY PLAT OF **LOT 43** **LYNNWOOD LAKE ESTATES** VOL. 198, PG. 599, D.R.W.C.T. IN THE **WILLIAM BAIRD SURVEY, A-10** **WALLER COUNTY, TEXAS**

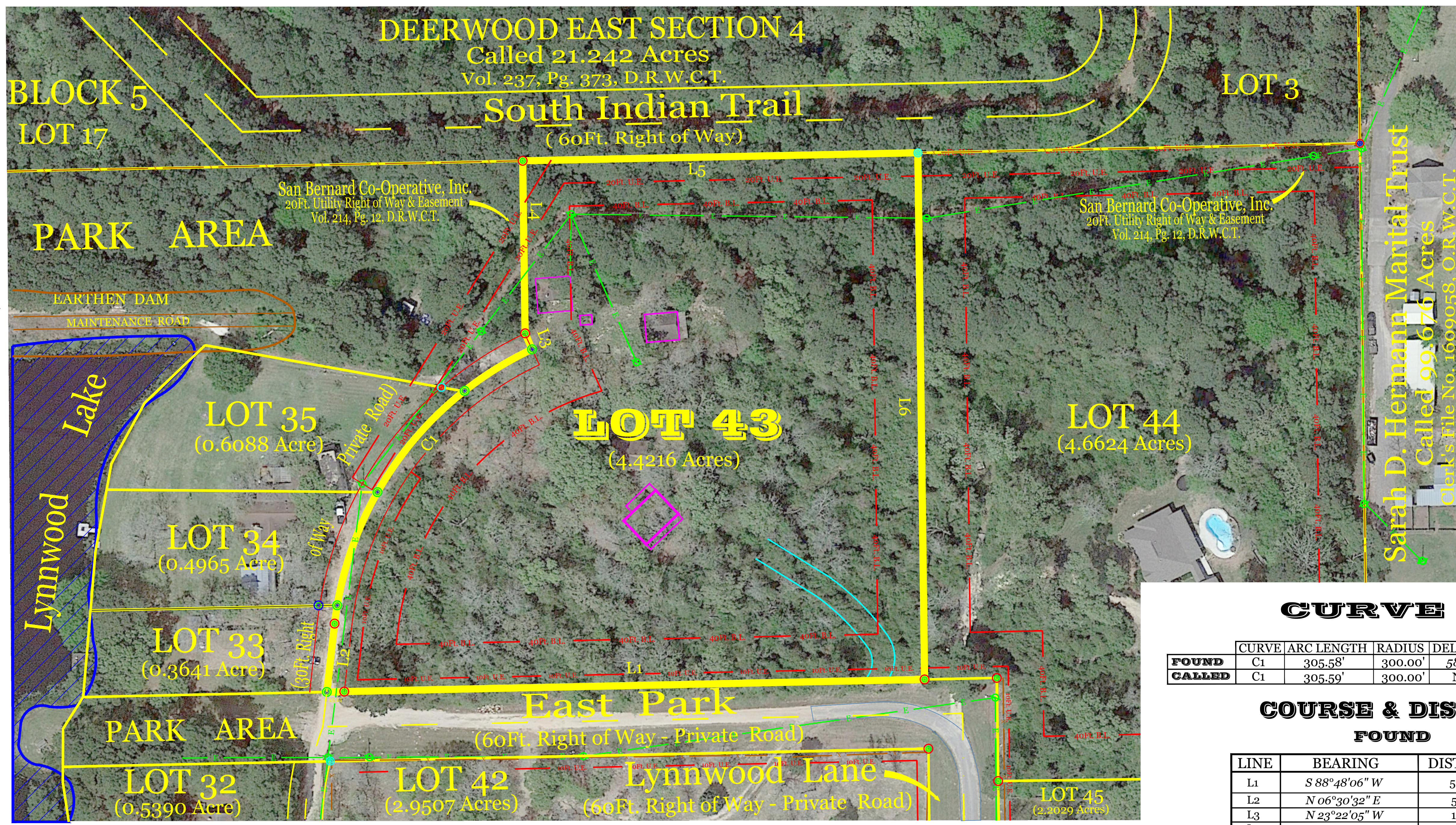
## LEGEND

-  POWER POLE
-  OVERHEAD POWER LINE
-  GUY WIRE
-  TELEPHONE PEDESTAL
-  BARBED/WIRE FENCE
-  GRAVEL
-  ASPHALT
-  1 1/2" IRON PIPE FOUND
-  1" IRON BAR FOUND
-  5/8" IRON ROD FOUND
-  1/2" IRON ROD FOUND
-  3/8" IRON ROD FOUND
-  3/8" IRON ROD SET
-  DEED CALL



### NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY STEWART TITLE COMPANY, UNDER G.F. NO. 362332, ISSUED FEBRUARY 26, 2019.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID, ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED: THOSE RECORDED UNDER VOLUME 198, PAGE 599, VOLUME 227, PAGE 664 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND CLERKS FILE NOS. 2011006582, 2011006583, 2011006584, 2011006585 AND 201200554 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS.
6. SUBJECT TO THAT CERTAIN BUILDING SET BACK LINE 40 FT. IN WIDTH, ALONG THE FRONT PROPERTY LINE AS RECORDED IN VOLUME 198, PAGE 600 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.
7. SUBJECT TO THAT CERTAIN EASEMENT 10 FT. IN WIDTH ALONG THE STREET SIDE OF EACH LOT FOR THE USE OF PUBLIC UTILITIES, AND AN UNOBSTRUCTED AERIAL EASEMENT 5 FT. WIDE FROM A PLANE 20 FT. ABOVE THE GROUND UPWARD FOR THE USE OF PUBLIC UTILITIES AS SET OUT IN VOLUME 227, PAGE 664 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (SHOWN)
8. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 214, PAGE 17 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (SHOWN).
9. FENCES MEANDER BOUNDARY.
10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WALLER COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48473C0075E, EFFECTIVE DATE: FEBRUARY 18, 2009.



### CURVE TABLE

	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
<b>FOUND</b>	C1	305.58'	300.00'	58°21'39"	N 35°44'02" E	292.54'
<b>CALLED</b>	C1	305.59'	300.00'	N. A.	N. A.	N. A.

### COURSE & DISTANCE TABLE

FOUND			CALLED		
LINE	BEARING	DISTANCE	BEARING	DISTANCE	DISTANCE
L1	S 88°48'06" W	502.27'	S 88°48'06" W	(Basis of Bearings)	502.165'
L2	N 06°30'32" E	59.52'	N 06°30'32" E		N. A.
L3	N 23°22'05" W	15.01'	N. A.		N. A.
L4	N 00°49'01" W	149.39'	N 00°41'48" W		149.537'
L5	N 88°50'22" E	342.03'	N 88°51'39" E		342.475'
L6	S 00°43'54" E	455.89'	S 00°41'48" E		455.865'

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

DIGITAL PDF COPY OF THE FINAL BOUNDARY & IMPROVEMENTS SURVEY FOR EXHIBIT PURPOSES ONLY NOT FOR RECORDATION PURPOSES

RONALD K. BRYANT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4361

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T.B.P.L.S. FIRM REG. LIC. No. 10076700  
PROJECT No.: 19203A

TITLE Co.: STEWART TITLE Co. | GF No.: 362332  
MORTGAGE Co.: N. A.  
PURCHASER: HIGH SPIRIT LAND Co., L.L.C.  
ADDRESS: 29230 EAST LAKE DRIVE, WALLER COUNTY, TEXAS