

LEGGE ROAD

2,398' To  $\phi$  Legge Rd.

50' Access Easement and Right-of-Way Reserved by Tonya Lee Phillips Lloyd, Tammie Kay Phillips and Cynthia D. Phillips Vol. 966, Pg. 631, 642 and 653, G.C.D.R.

PAULINE G. PHILLIPS HAUSMAN  
(First Tract)  
Called 11.98 Acres  
Vol. 670, Pg. 685, G.C.D.R.

11.744 ACRES  
(511,583 SQ. FT.)

TAMMIE KAY PHILLIPS  
Called 3.9148 Acres  
Vol. 966, Pg. 653, G.C.D.R.

LESTER F. PHILLIPS and wife,  
LUCILE A. PHILLIPS  
Called 50 Acres  
Vol. 206, Pg. 50, G.C.D.R.

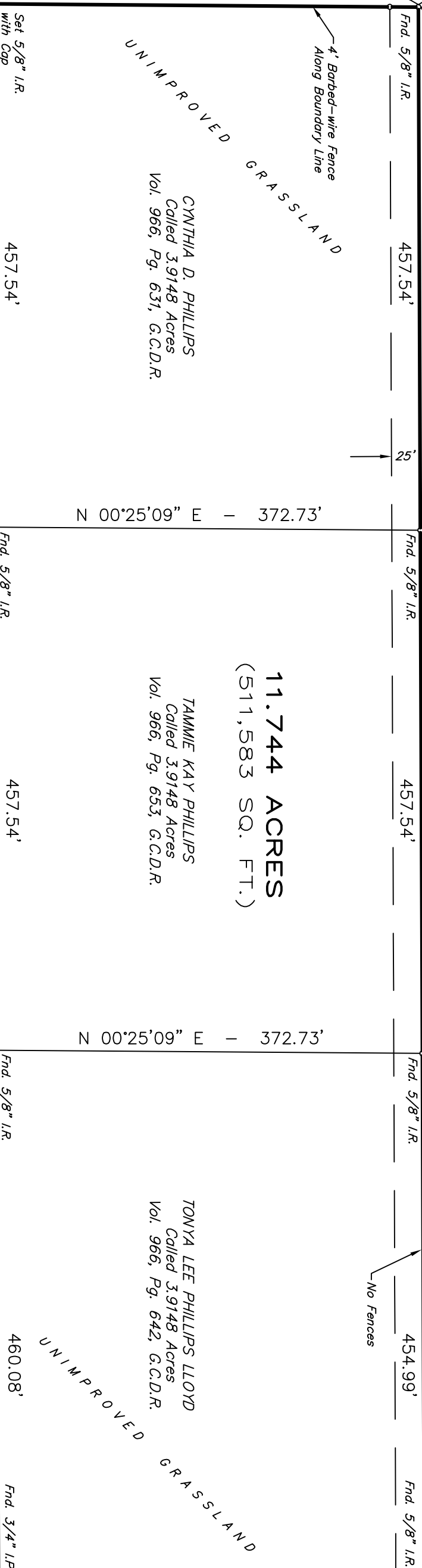
TONYA LEE PHILLIPS LLOYD  
Called 3.9148 Acres  
Vol. 966, Pg. 642, G.C.D.R.

50' Access Easement and Right-of-Way Reserved by Tonya Lee Phillips Lloyd, Tammie Kay Phillips and Cynthia D. Phillips Vol. 966, Pg. 631, 642 and 653, G.C.D.R.

JOSEPH A. PHILLIPS, and wife  
JOSEPHINE PHILLIPS  
Called 143.9 Acres  
Vol. 230, Pg. 555, G.C.D.R.

COUNTY ROAD 201

N 00°25'09" E  
372.73'



**LEGEND:**

I.R.	IRON ROD
I.P.	IRON PIPE
Pg.	PAGE
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
G.C.D.R.	GRIMES COUNTY DEED RECORDS

I HEREBY CERTIFY THIS PLAT, WHEN COMPRESSION SEALED, TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

DANIEL N. PINNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5349

**GENERAL NOTES:**

1. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY; FILED UNDER GF NO. N-135071F; EFFECTIVE: MARCH 28, 2013; ISSUED: APRIL 1, 2013. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDED/UNRECORDED ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
2. BEARINGS BASED ON THE LEGAL DESCRIPTIONS OF THE 3.9148 ACRES CONTAINED IN THE DEEDS RECORDED IN VOLUME 966, PAGES 631, 642 AND 653, ALL OF THE GRIMES COUNTY DEED RECORDS.
3. BY GRAPHIC PLOTTING ONLY. THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN, ACCORDING TO F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48185C0500G; SAID MAP REVERSED: JUNE 18, 2007.
4. PROPERTY ADDRESS: 0 COUNTY ROAD 201, PLANTERSVILLE, TEXAS 77363.
5. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT OF SURVEY.

**THE PINNELL GROUP**  
PROFESSIONAL LAND SURVEYORS

26730 INTERSTATE 45 NGR7H  
SPRING, TEXAS 77388  
281-563-8700  
WWW.THEPINNELLGROUP.COM

REVISIONS	
LAND TITLE SURVEY OF 11.744 ACRES OF LAND SITUAED IN THE WILLIAM MONTGOMERY LEAGUE, ABSTRACT NO. 43, GRIMES COUNTY, TEXAS.	
SCALE: 1" = 100'	DATE: 04-15-2013
DRAWN BY: JMH	CHECKED BY: DNP
SURVEYOR'S SEAL	F.B. NO.: 35/02
	JOB NO.: 13-152