

FINAL  
**SURVEY OF**  
 LOT 48, BLOCK 21  
 TEXAS GRAND RANCH SECTION 9

LOCATED IN THE J.W. INGERSOLL SURVEY, ABSTRACT NO. A-27  
 BASED ON THE PLAT THEREOF RECORDED IN  
 VOLUME/CABINET 6 PAGE/SHEET 160 OF  
 THE MAP RECORDS WALKER COUNTY, TEXAS  
 REF: G. F. DATE: DEC. 1, 2020

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

*Steven E. Laughlin*  
 STEVEN E. LAUGHLIN R.P.L.S. # 5178



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN VOLUME 6, PAGE 160; AND ALSO RECORDED UNDER CLERK'S FILE No. 2019-46545, REAL PROPERTY RECORDS, WALKER COUNTY, TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE
- 9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN

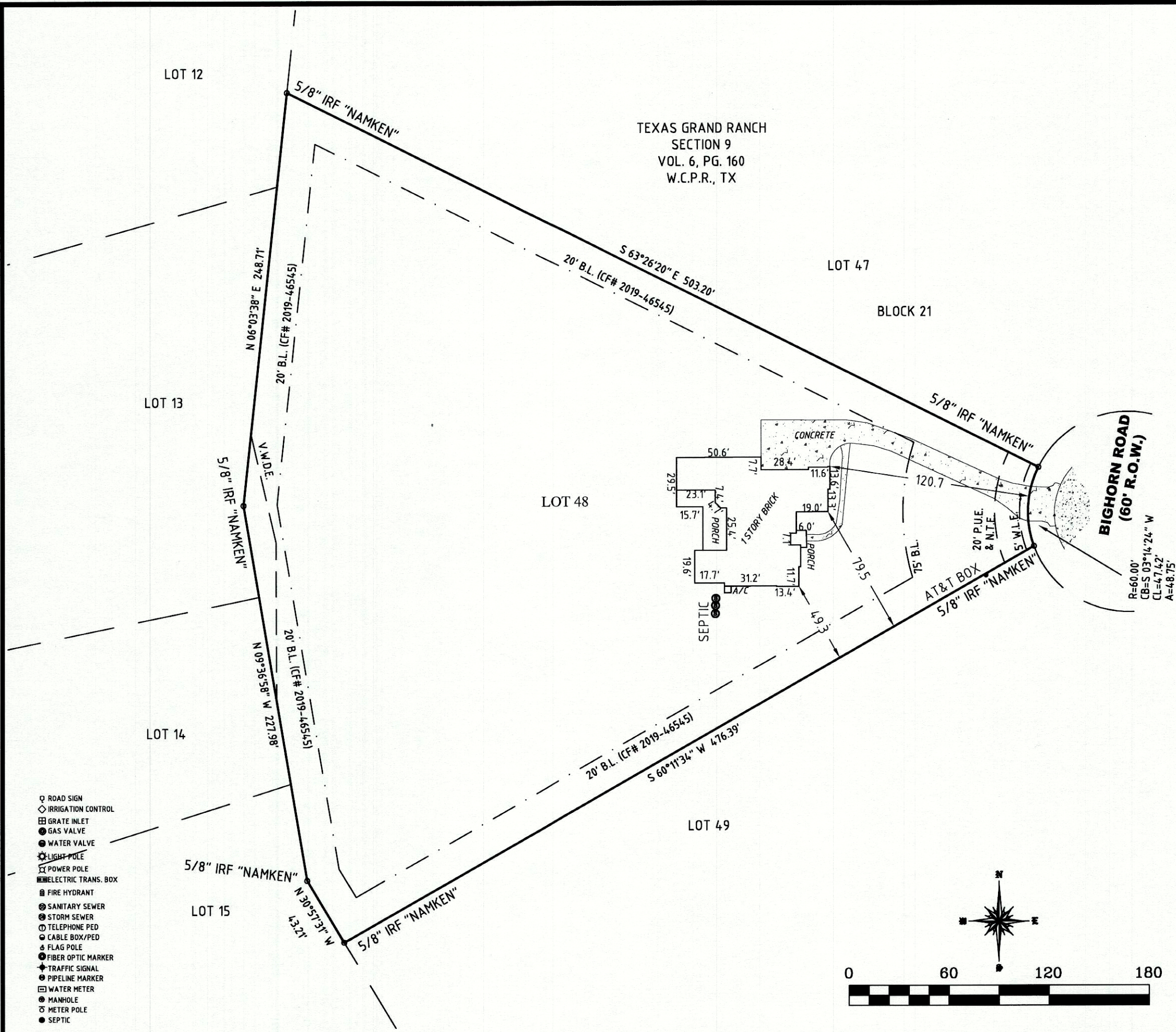
LINE & SYMBOL LEGEND	
1) IRF= IRON ROD FOUND	
2) IRS= IRON ROD SET, CAPPED "SURVTECH"	
3) D.R.W.C.TX= DEED RECORDS OF WALKER COUNTY TEXAS	
4) M.R.W.C.TX= MAP RECORDS OF WALKER COUNTY TEXAS	
5) BL= BUILDING LINE	
6) UE= UTILITY EASEMENT	
7) DE= DRAINAGE EASEMENT	

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED. TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.



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TEXAS GRAND RANCH  
 SECTION 9  
 VOL. 6, PG. 160  
 W.C.P.R., TX



- ◻ ROAD SIGN
- ◊ IRRIGATION CONTROL
- ▣ GRATE INLET
- GAS VALVE
- WATER VALVE
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ ELECTRIC TRANS. BOX
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ TELEPHONE PED
- ⊙ CABLE BOX/PED
- ⊙ FLAG POLE
- ⊙ FIBER OPTIC MARKER
- ⊙ TRAFFIC SIGNAL
- ⊙ PIPELINE MARKER
- ⊙ WATER METER
- ⊙ MANHOLE
- ⊙ METER POLE
- SEPTIC

