



NOTES:

1. BEARING ORIENTATION IS BASED UPON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE AND REFERENCED TO GPS OBSERVATIONS OF MONUMENTS FOUND AS SHOWN HEREIN.
2. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
3. THIS SURVEY WAS PREPARED IN RELIANCE ON COMMITMENT GF NO. 3016921-02942 ISSUED JUNE 15, 2021 AND DATED EFFECTIVE MAY 28, 2021 BY AMERICAN TITLE COMPANY OF HOUSTON FOR INFORMATION OF RECORD INCLUDING EASEMENTS, SET BACK LINES AND OTHER MATTERS OF RECORD SHOWN HEREIN. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT.
4. PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GRIMES COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48185C0475C, REVISED APRIL 3, 2012.

LEGEND

- | | |
|----------|---------------------------|
| BRS. | BEARS |
| A.E. | AERIAL EASEMENT |
| U.E. | UTILITY EASEMENT |
| G.C.M.R. | GRIMES COUNTY MAP RECORDS |
| I.R.F. | IRON ROD FOUND |
| ● | PROPERTY CORNER |
| — | BOUNDARY LINE |



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LAND TITLE SURVEY OF LOT 29,
 WEST MAGNOLIA FOREST,
 SECTION 13
 GRIMES COUNTY, TEXAS

DATE: 07/13/2021	SCALE 1" = 50'	PAGE NO. 1 OF 1
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