



- 1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- 2. The legal description of subject tract is Lots 30-34, of Hill Forest Manor Subdivision recorded in Volume 276, Page 152 of the Deed Records of Grimes County.
- 3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
- 4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert
- 5. According to Map No. 48185C0500C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Grimes County, dated April 3, 2012, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man—made or natural causes. This flood statement shall not create liability on the part of the surveyor. 6. The surveyor has not been provided with construction plans showing the location of underground utilities.
- 7. Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
- 8. This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent
- 9. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the

## TITLE COMMITMENT NOTES:

198.33 feet

Reference Commitment for Title Insurance issued by National Investors Title Insurance Company, countersigned by University Title Company GF No. T2100477SP, having an effective date of April 16, 2021 and an issue date of May 10, 2021. No further research for easements or encumbrances was performed by Jones|Carter.

10(g) Easements, restrictions, reservations, covenants, zoning ordinances, set back lines, and/or dedication of roads, if any, as shown on the plat of Hill Forest Manor Subdivision as recorded in Volume 226, Page 43, Deed Records of Grimes County, Texas, and/or Restrictions as recorded in Volume 226, Page 152 and Volume 276, page 228, Deed Records, Grimes County, Texas, and as set out and/or defined by the City of Plantersville, Grimes County, Texas. All easements, restrictions, reservations, covenants, and zoning ordinances listed in said Restrictions do affect the subject tract.

10(i) All terms, conditions, and provisions of that certain Right of Way/Easement from Bond Blackman to Gulf States Utilities Company in instrument recorded in Volume 277, Page 586, of the Deed Records of Grimes County, Texas. This easement does affect the subject tract and is shown hereon.

10(j) All terms, conditions, and provisions of that certain Right of Way/Easement from H. R. Turner to Gulf States Utilities Company in instrument dated January 11, 1966, recorded in Volume 275, Page 565, of the Deed Records of Grimes County, Texas. Due to vague description, this easement can not be

10(k) All terms, conditions, and provisions of that certain Right of Way/Easement from H. R. Turner to Gulf States Utilities Company in instrument dated April 4, 1966, recorded in Volume 280, Page 69, of the Deed Records of Grimes County, Texas. Due to vague description, this easement can not be

10(p) Building set back lines as recorded in Volume 276, page 228, Deed Records of Grimes County, Texas. All building set back lines set forth in said document do affect the subject tract.

10(d), 10(l), 10(m), 10(n), 10(o). These items mention oil, gas and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, and mineral leases are outside the scope of services and therefore these items were not reviewed (See General Note 3).

Subject to the General Notes shown:

To: GTA Real Estate Fund 1, LLC, National Investors Title Insurance Company, & University Title Company

We, Jones|Carter, acting by and through Christopher E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1A, Condition III Land Title Survey.

Surveyed: June 11, 2021

Registered Professional Land Surveyor No. 6111

Dated: 06/29/2021 ccurtis@jonescarter.com

LAND TITLE SURVEY LOTS 30 - 34 HILL FOREST MANOR BEING 6.54 ACRES **OUT OF THE** R. P. SIDALL SURVEY, A-507 **GRIMES COUNTY, TEXAS JUNE 2021** 



CEC/wre

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