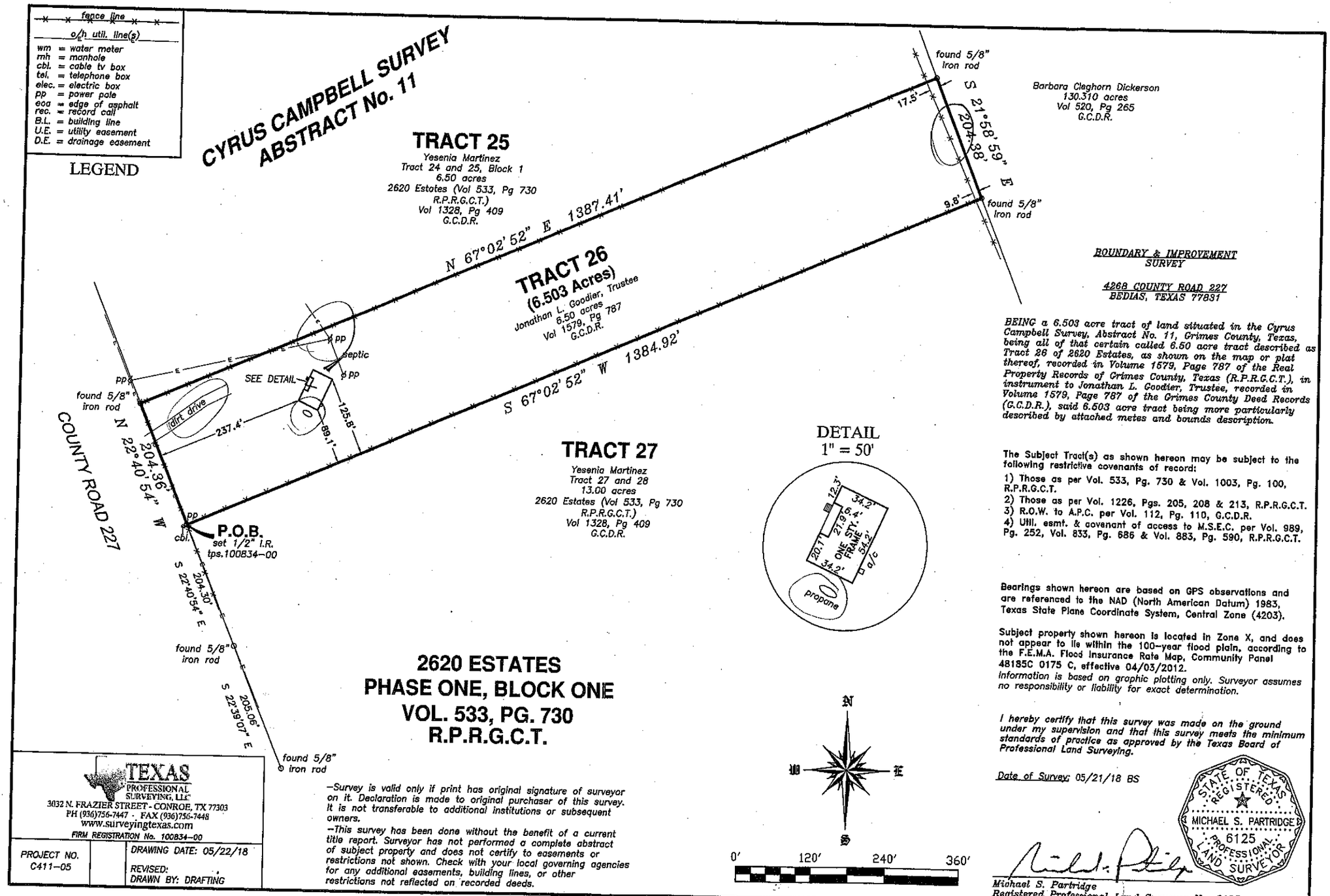
fence line
o/h util. line(s)
wm = water meter
mh = manhole
cbl. = cable tv box
tel. = telephone box
elec. = electric box
pp = power pole
eoa = edge of asphalt
rec. = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement
LEGEND
CYRUS CAMPBELL SURVEY
ABSTRACT No. 11
TRACT 25
Yesenia Martinez
Tract 24 and 25, Block 1
6.50 acres
2620 Estates (Vol 533, Pg 730
R.P.R.G.C.T.)
Vol 1328, Pg 409
G.C.D.R.
N 67°02' 52" E 1387.41'
TRACT 26
(6.503 Acres)
Jonathan L. Goodier, Trustee
6.50 acres
Vol 1579, Pg 787
G.C.D.R.
S 67°02' 52" W 1384.92'
TRACT 27
Yesenia Martinez
Tract 27 and 28
13.00 acres
2620 Estates (Vol 533, Pg 730
R.P.R.G.C.T.)
Vol 1328, Pg 409
G.C.D.R.
found 5/8" iron rod
S 21°58' 59" E
204.38'
17.5'
9.8'
Barbara Cleghorn Dickerson
130.310 acres
Vol 520, Pg 265
G.C.D.R.
pp
septic
SEE DETAIL
dirt drive
237.4'
125.8'
89.1'
N 22°40' 54" W
204.36'
COUNTY ROAD 227
P.O.B.
set 1/2" i.r.
tps.100834-00
cbl.
S 22°40' 54" E
204.30'
S 22°39' 07" E
205.06'
DETAIL
1" = 50'
12.3'
34.2'
6.4'
21.9'
ONE STY. FRAME
54.2'
20.1'
34.2'
a/c
propane
2620 ESTATES
PHASE ONE, BLOCK ONE
VOL. 533, PG. 730
R.P.R.G.C.T.
N
W
E
S
0'
120'
240'
360'
BOUNDARY & IMPROVEMENT SURVEY
4268 COUNTY ROAD 227
BEDIAS, TEXAS 77831
BEING a 6.503 acre tract of land situated in the Cyrus Campbell Survey, Abstract No. 11, Grimes County, Texas, being all of that certain called 6.50 acre tract described as Tract 26 of 2620 Estates, as shown on the map or plat thereof, recorded in Volume 1579, Page 787 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), in instrument to Jonathan L. Goodier, Trustee, recorded in Volume 1579, Page 787 of the Grimes County Deed Records (G.C.D.R.), said 6.503 acre tract being more particularly described by attached metes and bounds description.
The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
1) Those as per Vol. 533, Pg. 730 & Vol. 1003, Pg. 100, R.P.R.G.C.T.
2) Those as per Vol. 1226, Pgs. 205, 208 & 213, R.P.R.G.C.T.
3) R.O.W. to A.P.C. per Vol. 112, Pg. 110, G.C.D.R.
4) Util. esmt. & covenant of access to M.S.E.C. per Vol. 989, Pg. 252, Vol. 833, Pg. 686 & Vol. 883, Pg. 590, R.P.R.G.C.T.
Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).
Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48185C 0175 C, effective 04/03/2012.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.
I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.
Date of Survey: 05/21/18 BS
STATE OF TEXAS
REGISTERED
MICHAEL S. PARTRIDGE
6125
PROFESSIONAL
LAND SURVEYOR
Michael S. Partridge
Registered Professional Land Surveyor No. 6125
TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00
PROJECT NO. C411-05
DRAWING DATE: 05/22/18
REVISED:
DRAWN BY: DRAFTING
-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.