



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.91'	15.00'	45°28'38"	S 02°01'29" E	11.60'
C2	116.87'	50.00'	133°55'27"	S 45°18'40" E	92.02'

LINE	BEARING	DISTANCE
L1	N 24°47'54" W	127.67'
L2	N 07°26'40" W	21.32'

TEXAS GRAND RANCH
BLOCK 16, SECTION 3B
VOL. 6, Pg. 59, P.R.W.C.T.

SYMBOL LEGEND

- Power Line
- Telephone Ped
- Water Meter
- Power Pole
- Water Valve
- Fire Hydrant
- Fnd Iron Rod
- Set Iron Rod

FINAL SURVEY

Surveyor has relied on information provided by:
Old Republic National Title Insurance Company
G.F. No. 20106081-ALCY
Effective date: June 26, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Those per Item 1 of Schedule B of said Title Commitment.
- 2) Terms, Conditions, & provisions of a certain R.O.W. Easement to Morgas Co. per Vol. 186, Pg. 180, D.R.W.C.T. (Unable to plot)
- 3) Terms, Conditions, & provisions of a certain R.O.W. Easement to S.O. Cotton per Vol. 186, Pg. 265, D.R.W.C.T. (Unable to plot)
- 4) Terms, Conditions, & provisions of a certain R.O.W. Easement to Gulf States Utilities Co. & Southwestern Bell Telephone Co. per Vol. 196, Pg. 495, D.R.W.C.T. (Does not affect)
- 5) Terms, Conditions, & provisions of a certain R.O.W. Easement to Moran Utility Co. per Vol. 235, Pg. 372, D.R.W.C.T. (Unable to plot)
- 6) Terms, Conditions, & provisions of a certain R.O.W. Easement to Southwestern Bell Telephone Co. per Vol. 249, Pg. 315, D.R.W.C.T. (Does not affect)
- 7) Terms, Conditions, & provisions of a certain R.O.W. Easement to City of Huntsville per Vol. 260, Pg. 112, D.R.W.C.T. (See Item 10 kk)
- 8) Terms, Conditions, & provisions of a certain R.O.W. Easement to Conroe Timber Partnership LP per Vol. 305, Pg. 801, O.P.R.W.C.T. (Unable to plot)
- 9) Terms, Conditions, & provisions of a certain R.O.W. Easement to Mid-South Electric Cooperative, Inc. per Vol. 327, Pg. 73, O.P.R.W.C.T. (Unable to plot)
- 10) Terms, Conditions, & provisions of a certain R.O.W. Easement to Santa Rosa Operating LLC, per Vol. 1245, Pg. 300, O.P.R.W.C.T. (Does not affect)
- 11) Terms, Conditions, & provisions of a certain R.O.W. Easement to Copano Pipelines Upper Gulf Coast LLC, per Vol. 1285, Pg. 498, O.P.R.W.C.T. (Does not affect)
- 12) Terms, Conditions, & provisions of a certain R.O.W. Easement to Entergy Texas Inc. per Vol. 1307, Pg. 426, O.P.R.W.C.T. (Does not affect)
- 13) Terms, Conditions, & provisions of a certain R.O.W. Easement to Copano Pipelines Upper Gulf Coast LLC, per Vol. 1349, Pg. 3, O.P.R.W.C.T. (Does not affect)
- 14) Terms, Conditions, & provisions of a certain R.O.W. Easement to City of Huntsville, per Instrument No. 2019-45355, O.R.W.C.T. (Does not affect)
- 15) Terms, Conditions, & provisions of a certain R.O.W. Easement to I Texas Grand Ranch LLC, per Vol. 1132, Pg. 355, O.P.R.W.C.T. (Unable to plot)
- 16) Affidavit of Exception per Vol. 473, Pg. 209, O.P.R.W.C.T. (Does not affect)
- 17) Terms, Conditions, & provisions of a certain R.O.W. Easement to Gulf States Company, per Vol. 61, Pg. 445, D.R.W.C.T. (Unable to plot)
- 18) Terms, Conditions, & provisions of a certain R.O.W. Easement to AT&T Co., per Vol. 131, Pg. 544, D.R.W.C.T. (Unable to plot)
- 19) Terms, Conditions, & provisions of a certain R.O.W. Easement to County of Walker, per Vol. 153, Pg. 317, O.P.R.W.C.T. (Unable to plot)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No.

48471C0500D having an effective date 08/16/2011.

Job No.: R112-328

Scale: 1"=60'

Date: 12/14/2019

Drawn By: GD/DED

Field Crew: JW/GR/JG

Revised: 9-15-2020 Final

Purchaser Kenneth Alan Stevens & Melissa Marie Stevens

Address Bluebonnet Road, Huntsville, Tx 77340

Lot 12, Block 16, Section 3B

Survey T. Gillespie, A 214

Area

Subdivision Texas Grand Ranch

Volume 6, Page 59, Plat Records

Walker County, Texas

Basis of Bearings Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

Lot 10, Block 16
Texas Grand Ranch
Section 3A
Vol. 6, Pg. 57,
P.R.W.C.T.

Lot 12, Block 16
Texas Grand Ranch
Section 3A
Vol. 6, Pg. 57,
P.R.W.C.T.

FND 1/2" I.R.
W/CAP

FND 5/8" I.R.
W/CAP

N 07°02'41" W 230.19'

20' B.L.
10' B.L. (PER PLAT)

FND 1/2" I.R.
W/CAP

LOT 11

N 65°08'41" E 582.60'

10' B.L. (PER PLAT)

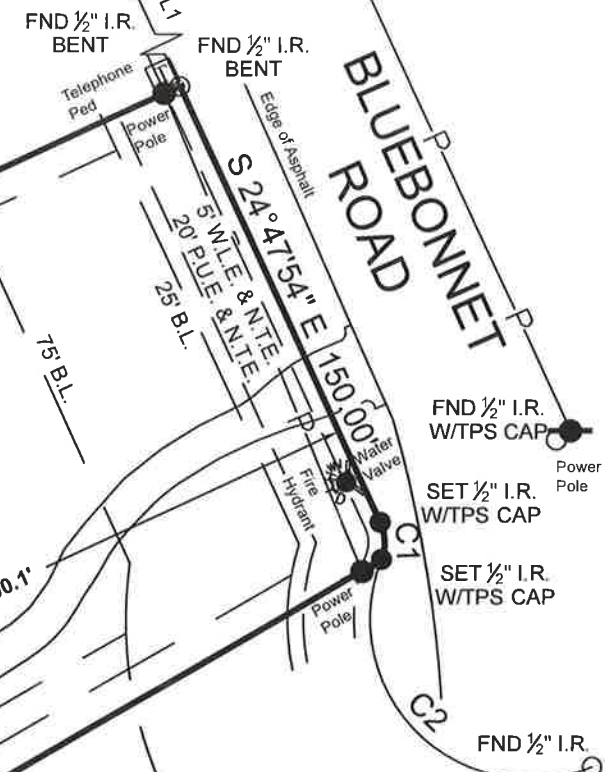
20' B.L.

LOT 12

20' B.L.
10' B.L. (PER PLAT)

S 59°59'30" W 650.99'

LOT 13



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

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