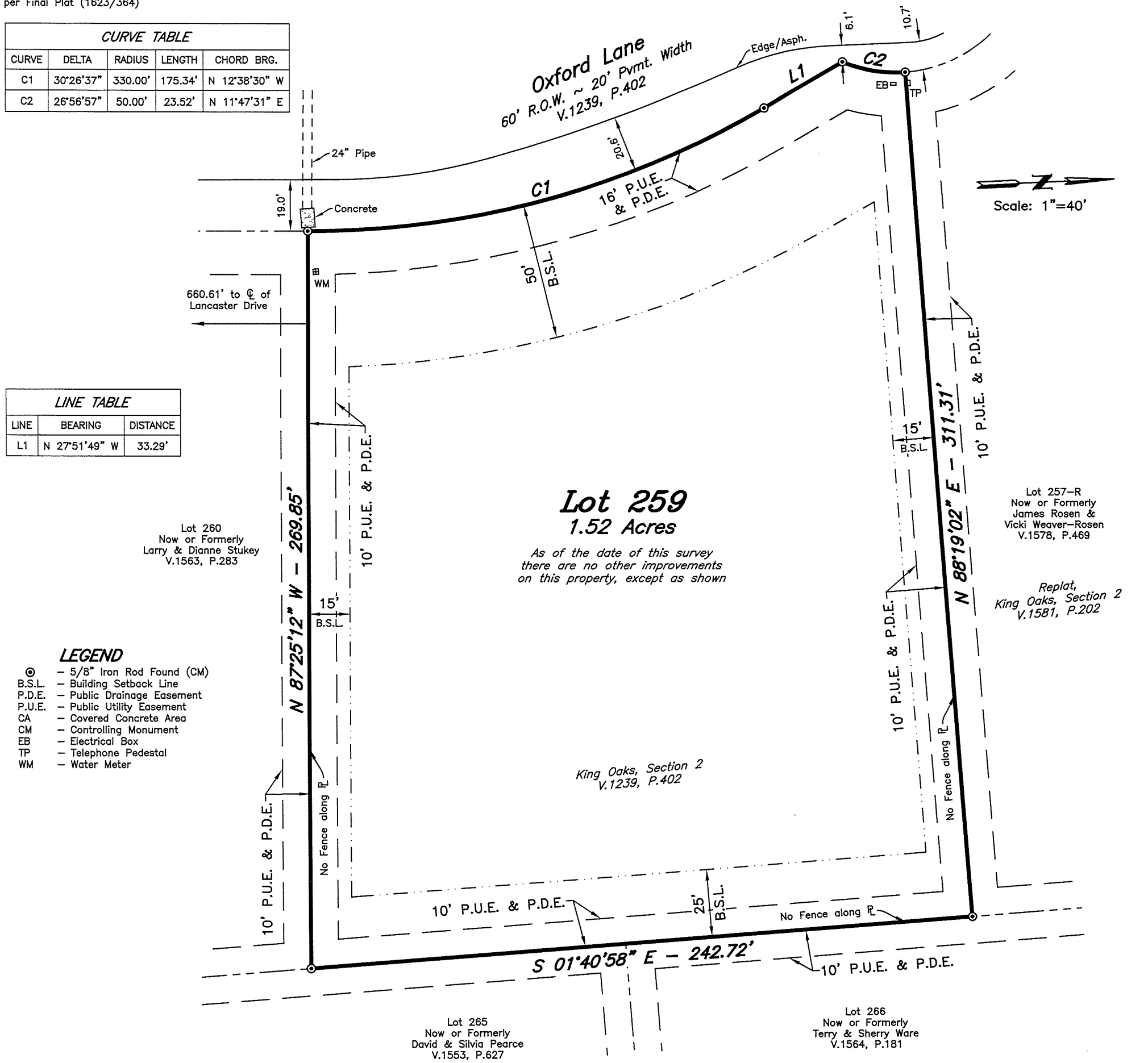


Note: Building Setback Lines per Final Plat (1623/364)

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	30°26'37"	330.00'	175.34'	N 12°38'30" W
C2	26°56'57"	50.00'	23.52'	N 11°47'31" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27°51'49" W	33.29'

- LEGEND**
- ⊙ - 5/8" Iron Rod Found (CM)
  - B.S.L. - Building Setback Line
  - P.D.E. - Public Drainage Easement
  - P.U.E. - Public Utility Easement
  - CA - Covered Concrete Area
  - CM - Controlling Monument
  - EB - Electrical Box
  - TP - Telephone Pedestal
  - WM - Water Meter



**NOTE:**

1. According to the Title Commitment identified below, this property is subject to the following:
  - a. Restrictive Covenants recorded in Volume 1232, Page 200 (plat); Volume 1239, Page 402 (replat); Volume 1196, Page 517; Volume 1204, Page 254; Volume 1204, Page 308; Volume 1216, Page 194; Volume 1224, Page 525; Volume 1233, Page 689; Volume 1241, Page 686; Volume 1292, Page 336; Volume 1400, Page 693; Volume 1408, Page 188; Volume 1432, Page 503; Volume 1440, Page 449; Volume 1474, Page 823; Volume 1484, Page 608; Volume 1484, Page 613; Volume 1487, Page 160; Volume 1516, Page 668; Volume 1522, Page 401; Volume 1529, Page 570; Volume 1584, Page 133; Volume 1623, Page 364; Volume 1647, Page 546; Volume 1675, Page 145; Volume 1724, Page 656; Volume 1724, Page 692; Volume 1743, Page 705; Volume 1743, Pages 738 and 743; Volume 1746, Page 454; Volume 1755, Page 426 and Instrument No. 2019-304732, Real Property Records, Grimes County, Texas.
  - b. Electric Line Easement from Bluegreen Southwest One, LP to Mid-South Electric Cooperative Association, d/b/a Mid-South Synergy, dated October 15, 2010, recorded in Volume 1375, Page 255, Real Property Records of Grimes County, Texas. (20' wide easement, not located on subject property.)
  - c. Easement from James W. Altimore, et ux to Ensearch Corp., dated February 8, 1980, recorded in Volume 402, Page 252, Real Property Records, Grimes County, Texas. (30' wide easement with no specific description.)
  - d. Easement in Partition Deed from Carroll C. Coneley to Lena Coneley Finley, dated February 05, 1975, recorded in Volume 326, Page 443, Real Property Records, Grimes County, Texas. (40' wide easement, not located on subject property.)
  - e. Easement from Dr. John C. Galbreath to Carlos Water Supply Corporation, dated July 12, 1971, recorded in Volume 302, Page 663, Real Property Records, Grimes County, Texas. (This 10' wide water line was abandoned and released in Volume 1254, Page 366.)
  - f. Easement from Jess C. Galbreath to Carlos Water Supply Corporation, dated October 27, 1981, recorded in Volume 444, Page 376, Real Property Records, Grimes County, Texas. (This 15' wide water line was abandoned and released in Volume 1254, Page 366.)
  - g. Electric Line Easement from James Altimore to Mid-South Electric, dated July 25, 2005, recorded in Volume 1136, Page 115, Real Property Records, Grimes County, Texas. (No specific width or description.)
  - h. Easement from James W. Altimore to Mid-South Electric Cooperative Association, dated September 30, 1998, recorded in Volume 905, Page 572, Real Property Records, Grimes County, Texas. (20' wide easement with no specific description.)
  - i. Terms, Conditions, and Stipulations in the Encroachment Agreement by and between Bluegreen Southwest Land, Inc. and Chaparral Pipeline Company, LP, dated April 13, 2007, recorded in Volume 1217, Page 129, Real Property Records, Grimes County, Texas.
  - j. Right-of-Way and Road Use Agreement dated June 18, 1997, executed by James Altimore, and wife Mary Sure Altimore to Chesapeake Operating, Inc., recorded in Volume 865, Page 285, Real Property Records, Grimes County, Texas, subject to the terms and conditions of Release of Right-of-Way and Road Use Agreement executed by Chesapeake Operating, Inc., dated May 14, 2007, recorded in Volume 1218, Page 424, Real Property Records, Grimes County, Texas.
  - k. Terms and Conditions of Abandonment and release of Right-of-Way Easement dated January 29, 2008, executed by Wickson Creek Utility District, recorded in Volume 1254, Page 366, Real Property Records of Grimes county, Texas, subject to rights of holders or their assigns thereunder.
2. Survey is valid only if print has seal and signature of Surveyor.
3. The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 1239, Page 402 of the Real Property Records of Grimes County, Texas.

Lot Two Hundred Fifty Nine (259), KING OAKS, SECTION TWO, Grimes County, according to map or replat thereof recorded in Volume 1239, Page 402 of the Real Property Records of Grimes County, Texas.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on December 17, 2019. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Grimes County, Texas, Map Number 48185C0125C, effective date April 3, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Insured: MICHAEL KUCERA and KIMBERLY KUCERA

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment GF #: 193638, effective November 25, 2019.

