

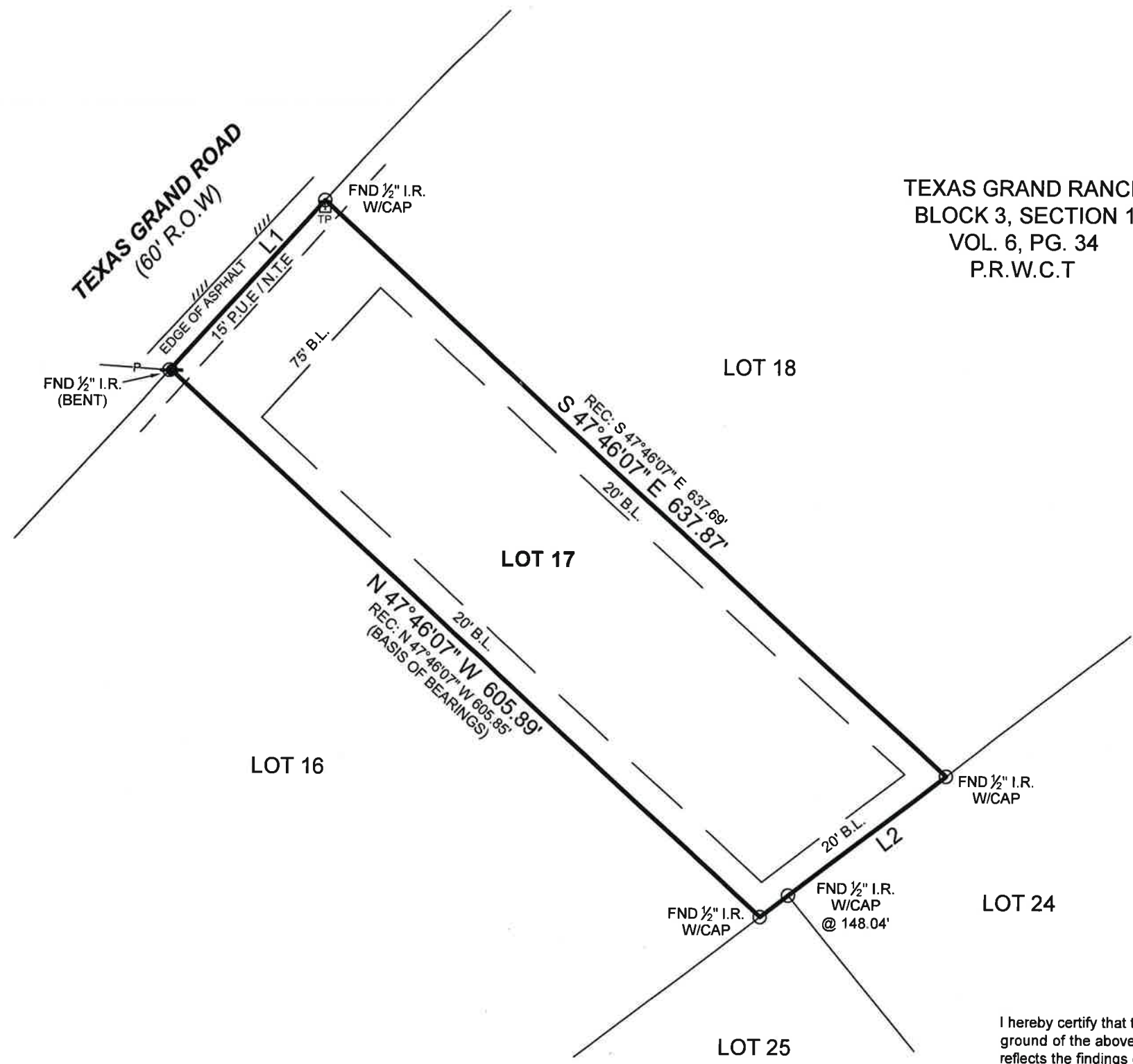


LINE	BEARING	DISTANCE
L1	N 42°13'53" E	171.76'
L2	S 52°46'38" W	174.71'



SYMBOL LEGEND

	- Overhead Power Line
	- Power Pole
	- Telephone Pedestal
N.T.E.	- Nature Trail Easement



TEXAS GRAND RANCH
 BLOCK 3, SECTION 1
 VOL. 6, PG. 34
 P.R.W.C.T

BOUNDARY SURVEY

General Notes:
 1) This survey was performed without benefit of a current title report. Surveyor did not abstract title 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 plat.

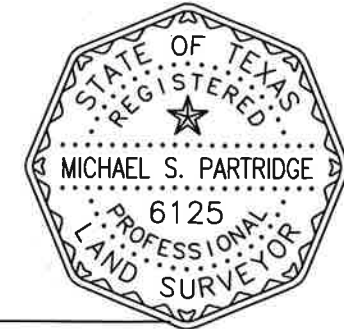
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48471C0500D having an effective date of 08/16/2011.

Job No.: F286-01
 Scale: 1"=100'
 Date: 09/29/2021
 Drawn By: JAM
 Checked By: ERP
 Field Crew: JM
 Revised:

Purchaser Christopher A. Flynn
 Address Texas Grand Road, Huntsville, TX, 77340
 Lot 17, Block 3, Section 1
 Survey James Leman, A 327
 Area _____
 Subdivision Texas Grand Ranch
 Volume 6, Page 34, Plat Records
 Walker County, Texas

Basis of Bearings Based on recorded plat.

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.



Michael S. Partridge
 Michael S. Partridge
 Registered Professional Land Surveyor No. 6125

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