



SHADOW WOODS, SECTION 1,  
VOL. 303, PG. 885, G.C.D.R.

7.15 ACRES SURVEYED  
LOT 15, BLOCK 7, SHADOW WOODS SECTION 1,

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	166.95'	99.51'	S 18°42'03" E	191°18'26"
(C1)	50.00'	166.96'	-	-	-

NOTES:

1. BEARING ORIENTATION IS BASED UPON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE AND REFERENCED TO GPS OBSERVATIONS OF MONUMENTS FOUND ALONG SHADOW FALLS DRIVE AS SHOWN HEREIN.
2. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
3. THIS SURVEY WAS PREPARED IN RELIANCE ON THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY AMERICAN TITLE COMPANY OF HOUSTON, FILE NUMBER 3016920-05611, AND DATED EFFECTIVE DECEMBER 21, 2020 FOR MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACK LINES, OR OTHER MATTERS OF RECORD SHOWN HEREIN.
4. PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GRIMES COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48185C0500C, REVISED APRIL 3, 2012.
5. SUBJECT TO PIPELINE EASEMENT AGREEMENT RECORDED UNDER VOL. 182, PG. 383, VOL. 186, PG. 517, VOL. 186, PG. 378, VOL. 186, PG. 515, VOL. 186, PG. 518, VOL. 186, PG. 410, VOL. 186, PG. 513, AND VOL. 186, PG. 520.
6. SUBJECT TO FRANCHISE AGREEMENT RECORDED UNDER VOL. 306, PG. 149, GRIMES COUNTY DEED RECORDS.

- LEGEND
- P.L.E. PIPELINE EASMENT
  - PLM. PIPELINE MARKER
  - BRS. BEARS
  - G.C.D.R. GRIMES COUNTY DEED RECORDS
  - ( ) RECORD INFORMATION
  - I.R.F. IRON ROD FOUND
  - I.R.S. IRON ROD SET CAPPED "RPLS 6485"
  - PROPERTY CORNER
  - BOUNDARY LINE
  - CHAIN LINK FENCE



REVISED: 1-26-2021

*Ryan Stanley*

RYAN STANLEY RPLS NO. 6485  
RLS SURVEYING, LLC  
RYAN@RLSSURVEY.COM  
33014 KINLEY ANN CT.  
MAGNOLIA, TEXAS 77354  
TELEPHONE: (281) 942-8378  
TBPLS FIRM# 10194316

LAND TITLE SURVEY OF  
LOT 15, BLOCK 7,  
SHADOW WOODS SECTION 1,  
VOL. 303, PG. 885,  
DEED RECORDS,  
GRIMES COUNTY, TEXAS

DATE: 01/20/2021	SCALE: 1" = 100'	PAGE NO. 1 OF 1
---------------------	---------------------	--------------------