

Notes:

1. Basis of bearings: Recorded Plat
2. Easements and building lines as shown are per the recorded plat Volume 300, Page 296 G.C.D.R.
3. Survey performed and prepared in reliance upon Title Resources Guaranty Company Commitment GF # 3016922-03527, effective date October 6, 2022, issued Date October 14, 2022.
- h. Right of way Easement to Sinclair Refining Company per Volume 182, Page 459 D.R.G.C.T. may apply.
- i. Easement to Sinclair Refining Company per Volume 186, Page 551 D.R.G.C.T. may apply.
- j. Easement to Gulf States Utilities Company per Volume 275, Page 381 D.R.G.C.T. does not apply.
- k. Easement to Gulf States Utilities Company per Volume 277, Page 627 D.R.G.C.T. does not apply.
- l. Easement to Gulf States Utilities Company per Volume 301, Page 553 D.R.G.C.T. does not apply.

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48185C0475C dated April 3, 2012.

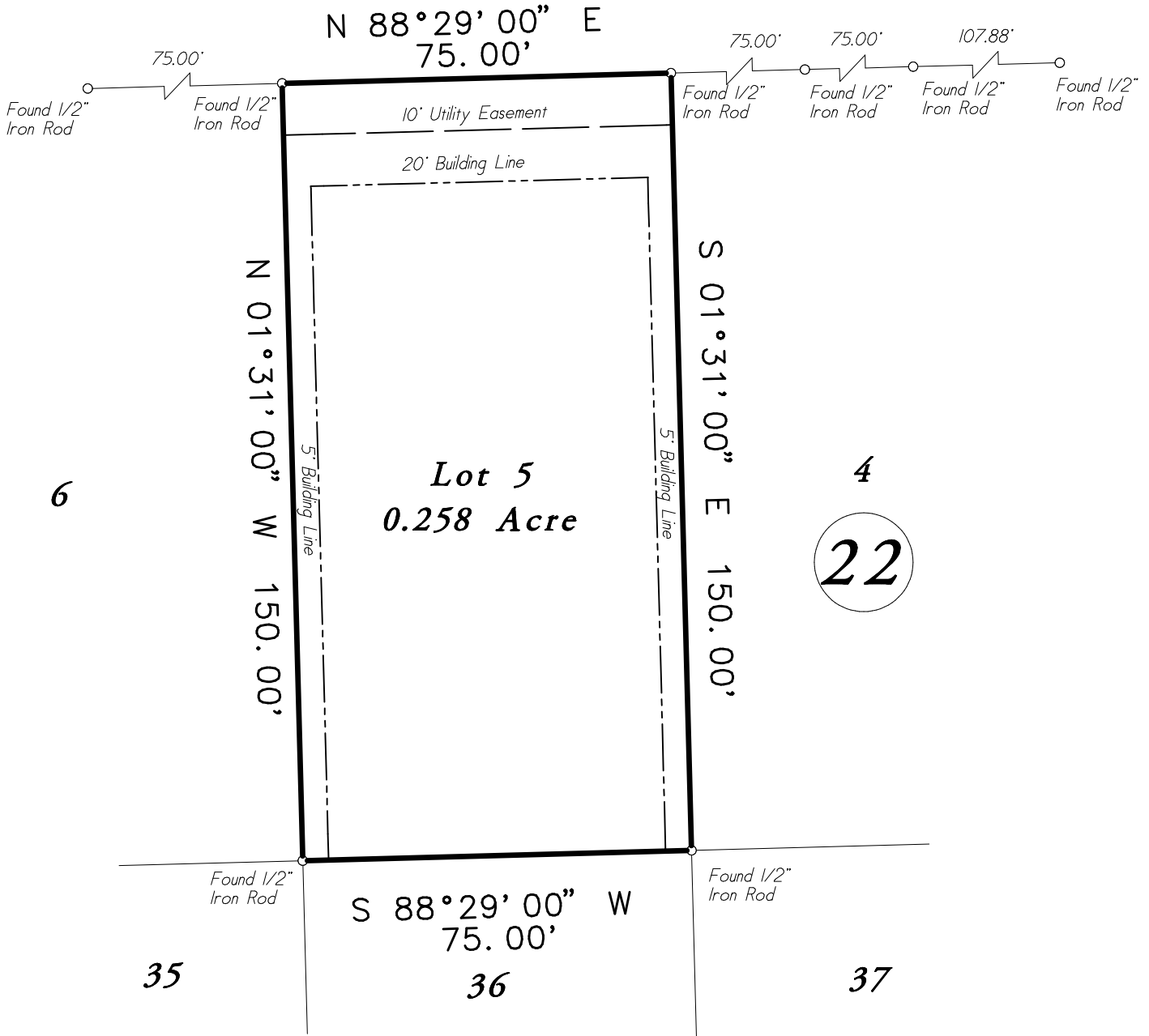
THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.



HAWTHORNE LANE

60' R.O.W.



Lot Five (5), in Block Twenty Two (22), of PINEBROOK, UNIT 5, a subdivision in Grimes County, Texas, according to the map or plat thereof, recorded in Volume 279, Page 363, of the Deed Records of Grimes County, Texas;

Date: December 9, 2022	GF No. 3016922-03527
Job No. 22-0343	Scale: 1" = 30' (8.5X14)
Address: Hawthorne Lane	Drawn By: DY
City, State: Plantersville, Texas	Zip: 77363 Rev: 0



RPLS Seal

Certified To: James and Amy Johnson
Title Resources Guaranty Company
Fair Land Buyers

Client: Graba Equity Corporation

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]
Steven L. Crews RPLS #4141

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