

NOTES

1. FENCES MEANDER. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
2. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM SMARTNET. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.000062105.
3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48185C0500C, DATED APRIL 3, 2012, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 20003710, DATED APRIL 20, 2020 PROVIDED BY OLD REPUBLIC TITLE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. RECORD BEARINGS AND DISTANCES FROM THE MILL CREEK ESTATES PLAT ARE LARGELY ILLEGIBLE.

NOTES CORRESPONDING TO SCHEDULE B

10(e) 5' UTILITY EASEMENT AND 20' BUILDING LINE PER PLAT OF MILL CREEK ESTATES VOL. 302, PG. 70, DEED RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

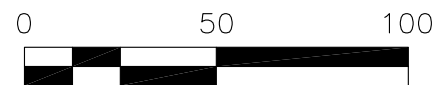
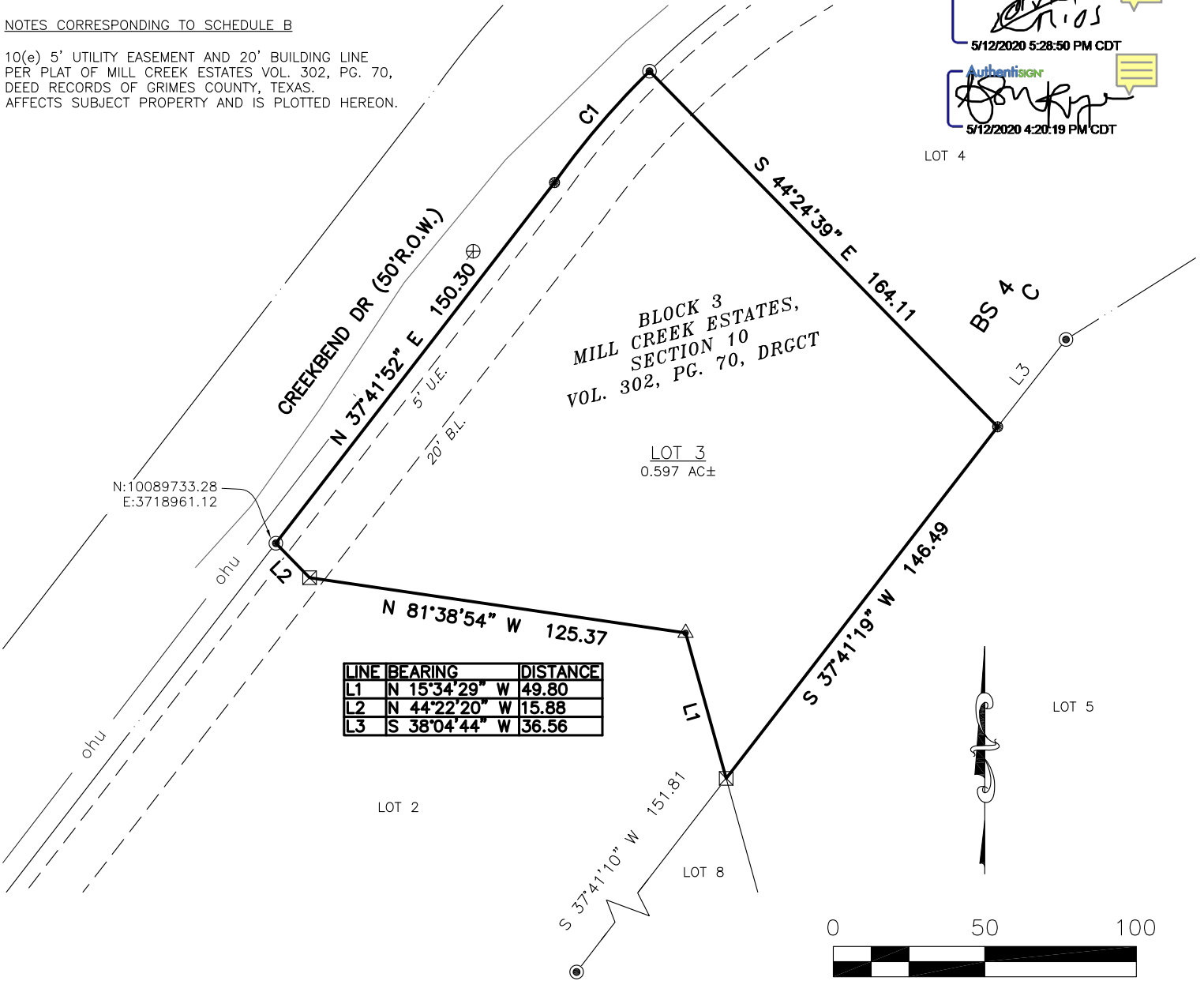
LEGEND

- DRGCT DEED RECORDS OF GRIMES COUNTY, TEXAS
- ☒ 1/2" SQUARE ROD FOUND
- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD FOUND
- ▲ IRON SPIKE FOUND
- ohu— ⊕ — UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- BL BUILDING SETBACK LINE
- UE UTILITY EASEMENT

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LOT 4



SCALE: 1" = 50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00	148.32	148.26	N 40°29'02" E	10°04'02"

G.F. NO. 20003710
 ADDRESS: CREEKBEND DR, PLANTERSVILLE, TX 77363
 JOB NUMBER: 1792-006
 CLIENT: OLD REPUBLIC TITLE
 DATE: 04/27/2020
 FIELD CREW: HW
 OFFICE: LB, BP
 FB/PG: 1792-006_HW.dxf



TO JAVIER GONZALEZ RIOS, ASHLEY JESSICA REYES AND OLD REPUBLIC TITLE COMPANY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON APRIL 22, 2020; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

[Signature]
 BILLY A. PATTERSON, R.P.L.S. NO. 6030
 FIRM NO. 10193780

**LOT 3, BLOCK 3,
 MILL CREEK ESTATES,
 SECTION 10,
 VOL. 302, PG. 70, DRGCT,
 GRIMES COUNTY, TEXAS**

PAYNE INDUSTRIES
 27503 S.H. 249, SUITE 12, TOMBALL TX, 77375
 (979) 567-4500