

GENERAL NOTES:

- 1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- 2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
- 3. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- 4. According to Map No. 48185C0500C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Grimes County, dated April 3, 2012, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500—year) floodplain.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man—made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- 5. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- 6. Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
- 7. This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
- 8. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

LEGAL DESCRIPTION

All of Lot 37—39, Hill Forest Manor Subdivision recorded in Volume 276, Page 152 of the Deed Records of Grimes County conveyed by Warranty Deed with Vendor's Lien to Robert Morton and Karen Morton recorded in Volume 1463, Page 764 of the Real Property Records of Grimes County.

TITLE COMMITMENT NOTES:

Reference Commitment for Title Insurance issued by Westcor Land Title Insurance Company, countersigned by Vylla Title, LLC, GF No. 101—10333789, having an effective date of August 27, 2021 and an issue date of September 8, 2021. No further research for easements or encumbrances was performed by Jones|Carter.

- 10(a) Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat (book) 276, (page) 152, Grimes County, Texas.
- 10(e,f) These items mention oil, gas and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, and mineral leases are outside the scope of services and therefore these items were not reviewed (See General Note 3).

Subject to the General Notes shown:

To: Westcor Land Title Insurance Company, Vylla Title, LLC, Carrington Mortgage Services, LLC, Robert Morton and Karen Morton

We, Jones|Carter, acting by and through Christopher E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1A, Condition III Land Title Survey.

Surveyed: November 9, 2021

Christopher E. Curtis
Registered Professional Land Surveyor

No. 6111 ccurtis@jonescarter.com CHRISTOPHER E. CURTIS D

6111

5 UR

5 UR

CEC/bhb

CAND TITLE SURVEY OF THE LOTS 37, 38, AND 39 HILL FOREST MANOR SUBDIVISION BEING 5.34 ACRES

NORTH

SCALE: 1" = 60'

AIR CONDITIONER UNIT CORRUGATED METAL PIPE

ELECTRIC METER

FRAME BUILDING

METAL BUILDING

GUY ANCHOR

POWER POLE

PROPANE TANK

WATER SPIGOT

CONCRETE

WOOD DECK

GRAVEL

ROOF OVERHANG

TELEPHONE CABLE MARKER

MAILBOX

DEED RECORDS OF GRIMES COUNTY

METER POLE
OFFICIAL RECORDS OF GRIMES COUNTY

PREVIOUSLY SET 5/8-INCH IRON ROD

(WITH CAP STAMPED "JONES|CARTER")

REAL PROPERTY RECORDS OF GRIMES COUNTY

SET 5/8-INCH IRON ROD (WITH CAP STAMPED

ADJOINER LINE

BOUNDARY LINE HOG-WIRE FENCE

OVERHEAD POWER

LOT LINE

BARBED WIRE FENCE

"JONES CARTER") UNLESS OTHERWISE NOTED

LEGEND:

DRGC

EM FB

GΑ

MB

MLB

ORGC

PROP

"PS"

RO

0

RPRGC

MP

OUT OF THE
R.P. SIDALL SURVEY, A-507
GRIMES COUNTY, TEXAS
NOVEMBER 2021



Texas Board of Professional Engineers and Land Surveying
Firm Registration No. 10046107 & F-439

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