

ELECTRIC LANE

EDGE OF ASPHALT



SYMBOL LEGEND

- P- Overhead Power Line
- Guy Wire
- Wood Fence
- XXX- Wrought Iron Fence
- XX- Chainlink Fence
- X- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod



Tiffany A. Glover
called 2.00 acres
Vol. 1638, Pg. 71
R.P.R.G.C.T.

POB
FND 5/8" I.R.
S 86°02'20" W
449.20'

JOHN BOWMAN SURVEY ABSTRACT No. 7
EPHRAIM FUGUA SURVEY ABSTRACT No. 206

JOHN BOWMAN SURVEY
ABSTRACT No. 7

Linda J. Bay and
Novella Bay
called 0.2525 acres
Vol. 979, Pg. 313
R.P.R.G.C.T.

FND 5/8" I.R.
@139.62'
Brs. N 86°36'41" E
1.35'

@4.81'
FND 3" I.P.
W/TPS CAP

SET 1/2" I.R.
W/TPS CAP

CONCRETE

WELL HOUSE
12.3x9.5'

BARB

SHED
24.8x18.6'

SET 1/2" I.R.
W/TPS CAP

SET 1/2" I.R.
W/TPS CAP

COUNTRY ROAD 252

Leah Hamm
remainder called 10.0 acres
Vol. 1600, Pg. 582
R.P.R.G.C.T.

FND 1/2" I.R.
@674.18'

POWER POLE

POWER POLE

SET 1/2" I.R.
W/TPS CAP

POWER POLE TELEPHONE PEDESTAL

DIRT DRIVEWAY

10.714 Acres
Remainder of
Ethelbert Lee White, Jr.
Brenda J. White
Called 11.010 Acres
Vol. 635, Pg. 382
R.P.R.G.C.T.

EPHRAIM FUGUA SURVEY
ABSTRACT No. 206

(PER TEXAS RAILROAD COMMISSION GIS)
DCP INTRASTATE NETWORK, LLC PIPELINE

Paul B. Roden, Jr., and
Lou Alice Roden
called 40.506 acres
Vol. 300, Pg. 690
R.P.R.G.C.T.

**BOUNDARY & IMPROVEMENT
SURVEY**

- 1) All terms, conditions, and provisions of that certain Right of Way/Easement conveyed in Warranty Deed from John S. Freeman and Frank Freeman to H. V. Risen in instrument dated May 15, 1972, recorded in Volume 306, Page 192, of the Deed Records of Grimes County, Texas.
- 2) Utility Easement contained in Deed from Brian P. Woodward, Trustee to Veterans Land Board of the State of Texas in instrument dated September 7, 1984, recorded in Volume 518, Page 253, of the Real Records of Grimes County, Texas.
- 3) Terms, Conditions, and provisions contained in boundary agreement per Vol. 408, Pg. 196 D.R.G.C.T.
- 4) All terms, conditions, and provisions of that certain Right of Way/Easement from Billy C. Fredwood to Phillips Natural Gas Company in instrument dated September 21, 1984, recorded in Volume 520, Page 35, Deed Records of Grimes County, Texas.
- 5) Final Judgment regarding a 50-foot easement for pipeline, in Cause No. 23,648, styled Wesco Pipeline vs. H. V. Risen, dated September 24, 1982, recorded in Volume 13, Page 447, District Court Records of Grimes County, Texas.
- 6) Any visible and apparent easements on or across the property herein described, which are not shown of record. (OTP Only)

General Notes:

- 1) Pipelines shown hereon are based on above ground markers only.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48185C0350C having an effective date 04/03/2012.

Job No.: D351-01
Scale: 1"=100'
Date: 04/08/2020
Drawn By: GD
Field Crew: GR
Revised:

Purchaser: Delvin Dewell
Address: 1589 County Road 252, Anderson, Tx 77830
Lot: Tract 3 Block Section
Survey: John Bowman & Ephraim Fugua Survey, A 7 & 206
Area: 10.714 Acres
Subdivision: 518 Page 253 Plat Records
Volume: Grimes County, Texas

BEING a 10.714 acre tract of land situated in the John Bowman Survey Abstract Number 7, and the Ephraim Fugua Survey, Abstract Number 206, Grimes County, Texas, being the remainder of that certain called 11.010 acre tract described in instrument to Ethelbert Lee White, Jr., and Brenda J. White, recorded in Volume 635, Page 382 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), said 10.714 acre tract being more particularly described by attached metes and bounds description.

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.

Surveyor has relied on information provided by:
WFG National Insurance Company
G.F. No. SW0001712
Effective date: January 23, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

TEXAS
PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

CAREY A. JOHNSON
REGISTERED
PROFESSIONAL LAND SURVEYOR
6524

Carey A. Johnson
Registered Professional Land Surveyor No. 6524