

MARK A. HILDEBRAND & PAMELA B. HILDEBRAND
LOT EIGHT (8)
HOLLAND RIDGE SUBDIVISION PHASE ONE
GRIMES COUNTY, TEXAS



0 100 200



BASIS OF BEARINGS
 TEXAS STATE PLANE, CENTRAL ZONE
 GRID NORTH FROM G.P.S. OBSERVATION

LEGEND

- SIGN
- S_{CO} SEWER CLEAN OUT
- GAS METER
- WATER METER
- POWER POLE
- LIGHT POLE
- HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- BOLLARD
- CAR VACUUM
- OVERHEAD ELEC.
- WATER LINE
- FENCE LINE
- GAS LINE
- SEWER MAIN
- CONCRETE
- ASPHALT

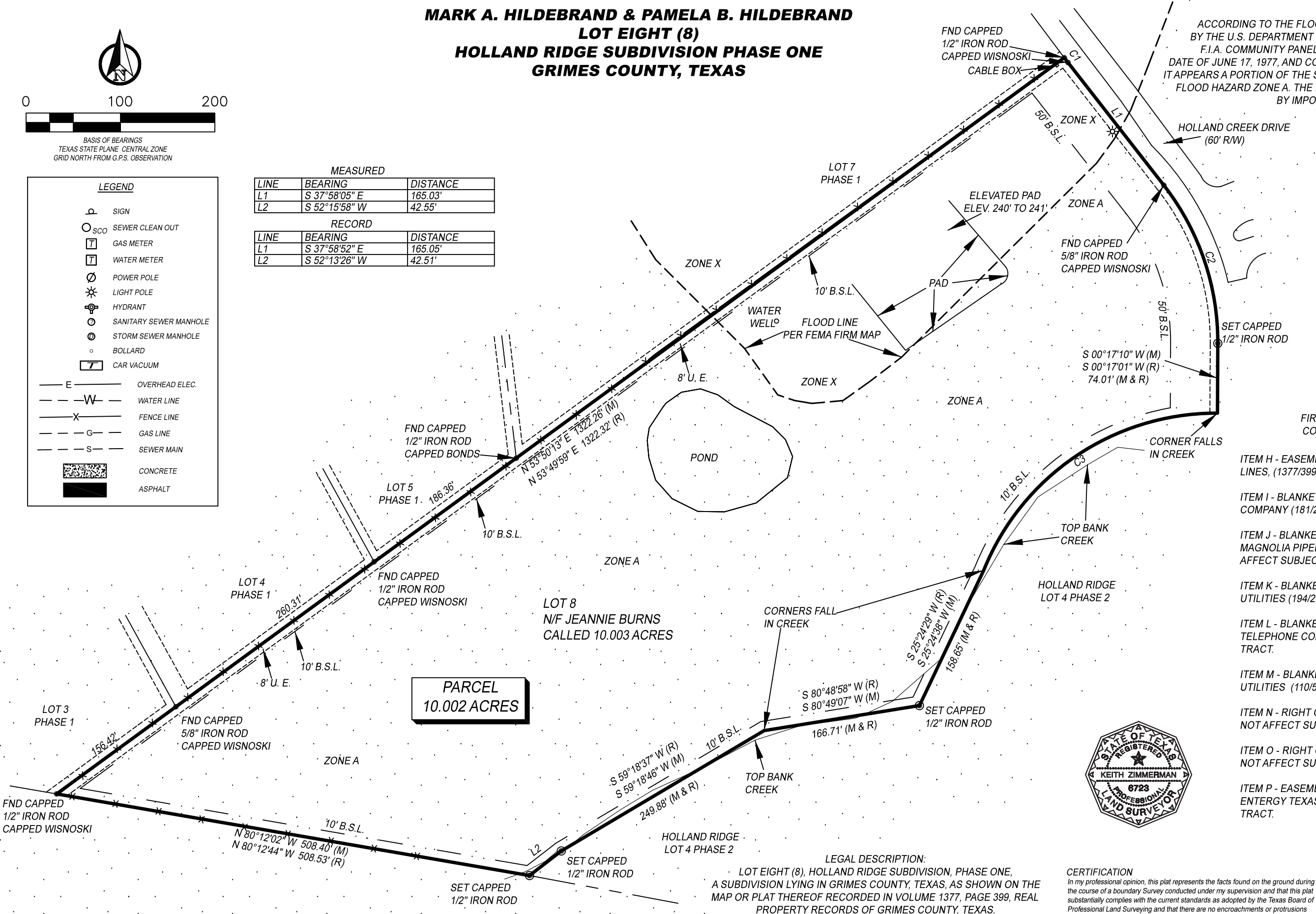
MEASURED

LINE	BEARING	DISTANCE
L1	S 37°58'05" E	165.03'
L2	S 52°15'58" W	42.55'

RECORD

LINE	BEARING	DISTANCE
L1	S 37°58'52" E	165.05'
L2	S 52°13'26" W	42.51'

ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP COMPILED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT F.I.A. COMMUNITY PANEL NO. 481173 0007A WITH AN EFFECTIVE DATE OF JUNE 17, 1977, AND CONVERTED BY LETTER DATED AUGUST 1, 1988, IT APPEARS A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE A. THE FLOOD ZONE SHOWN HEREON WAS PLACED BY IMPORTING THE FEMA FIRM.



PARCEL
10.002 ACRES

- FIRST NATIONAL TITLE COMPANY
 COMMITMENT GF NO. NV2402684
 (SCHEDULE B ITEM #10)
- ITEM H - EASEMENTS, DEDICATIONS, BUILDING SET BACK LINES, (1377/399) SHOWN ON SURVEY.
 - ITEM I - BLANKET EASEMENT LOTT TO MAGNOLIA PIPELINE COMPANY (181/23) MAY AFFECT SUBJECT TRACT.
 - ITEM J - BLANKET RIGHT OF WAY EASEMENT MOORE TO MAGNOLIA PIPELINE COMPANY (278/149) & (281/792) MAY AFFECT SUBJECT TRACT.
 - ITEM K - BLANKET EASEMENT MOORE TO GULF STATES UTILITIES (194/219) MAY AFFECT SUBJECT TRACT.
 - ITEM L - BLANKET EASEMENT MOORE TO NAVASOTA TELEPHONE COMPANY (268/148) MAY AFFECT SUBJECT TRACT.
 - ITEM M - BLANKET EASEMENT FOSTER ET AL TO GULF STATES UTILITIES (110/590) DOES NOT AFFECT SUBJECT TRACT.
 - ITEM N - RIGHT OF WAY TO GRIMES COUNTY (106/114) DOES NOT AFFECT SUBJECT TRACT.
 - ITEM O - RIGHT OF WAY TO STATE OF TEXAS (225/430) DOES NOT AFFECT SUBJECT TRACT.
 - ITEM P - EASEMENT HASSELL MANAGEMENT SERVICES TO ENTERGY TEXAS LLC (1470/448) DOES NOT AFFECT SUBJECT TRACT.



LEGAL DESCRIPTION:
 LOT EIGHT (8), HOLLAND RIDGE SUBDIVISION, PHASE ONE,
 A SUBDIVISION LYING IN GRIMES COUNTY, TEXAS, AS SHOWN ON THE
 MAP OR PLAT THEREOF RECORDED IN VOLUME 1377, PAGE 399, REAL
 PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

CERTIFICATION
 In my professional opinion, this plat represents the facts found on the ground during the course of a boundary Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Land Surveying and that there are no encroachments or protrusions except as shown.

Keith Zimmerman
 KEITH ZIMMERMAN, R.P.L.S. NO. 6723
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

MEASURED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2030.00'	6.47'	6.47'	S 37°41'30" E
C2	270.00'	180.32'	176.99'	S 18°50'47" E
C3	265.39'	316.95'	298.45'	S 56°04'18" W

RECORD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2030.00'	6.48'	6.48'	S 37°53'23" E
C2	270.00'	180.32'	176.99'	S 18°50'56" E
C3	265.39'	316.96'	298.45'	S 56°04'09" W

TEI TICE ENGINEERS / SURVEYORS	
11400 HIGHWAY 30 SUITE 305 COLLEGE STATION, TX 77845 PHONE: 979.205.8860 www.ticeeng.com	202 S. COLEMAN STREET SUITE 300-485 PROSPER, TX 75078 PHONE: 979.205.8860 www.ticeeng.com
PROJECT NUMBER :	5141-24
DRAWING DATE:	4-15-24
TEXAS SURVEY FIRM No.:	10194827
CERTIFICATE EXPIRATION DATE:	12-31-2024