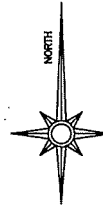
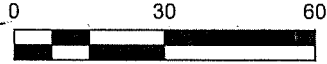


JESUS SALOMON DE LA FUENTE  
 LOT 9, BLOCK 28  
 PINEBROOK SUBDIVISION, UNIT 6,  
 GRIMES COUNTY, TEXAS



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



TAWNYBERRY LANE  
 (60' R.O.W.)

FND 3/8"  
 IRON ROD

FND 3/8"  
 IRON ROD

N 88°29'00" E (R)  
 N 86°27'14" E (M)

75.02' (M)  
 75.00' (R)

10' UTILITY

10' UTILITY

20' B.S.L.

X Jesus Salomon De La Fuente

LOT 9

PARCEL  
 +/- 0.315 ACRES

LOT 8

X

NATIONAL INVESTORS TITLE GUARANTY COMPANY  
 COMMITMENT GF NO. N-230442N  
 (SCHEDULE B ITEM #10)

ITEM F - BUILDING LINES AS SET FORTH BY RECORD PLAT OF  
 SUBDIVISION (300/17) SHOWN ON SURVEY.

ITEM H - R/W EASEMENT, SINCLAIR REFINING CO. PIPELINE (182/48)  
 DOES NOT AFFECT SUBJECT TRACT.

ITEM I - R/W EASEMENT, SINCLAIR REFINING CO. PIPELINE (186/551)  
 DOES NOT AFFECT SUBJECT TRACT.

ITEMS M & N - UTILITY EASEMENTS TO GULF STATES (275/381 &  
 277/627), DO NOT AFFECT SUBJECT TRACT.

ITEM P - UTILITY EASEMENT TO GULF STATES UTILITIES (301/553)  
 DOES NOT AFFECT.

LOT 10

184.21' (M)  
 183.64' (R)

N 03°25'19" W (M)

182.44' (M)  
 181.91' (R)

S 03°22'38" E (M)

FND 3/8"  
 IRON ROD

S 87°10'17" W (R)  
 S 85°05'54" W (M)

74.90' (M)  
 75.00' (R)

FND 3/8"  
 IRON ROD

DAVE & DOROTHY TULLOS  
 CALLED 27.98  
 VOL. 1206 PG. 126

LEGEND:

- = Deed Lines
- - - = Easement
- · - · = Edge of Gravel
- X — = Fence
- = Overhead Electric Line
- PP = Power Pole
- ⊗ = Found R/W Marker
- = Found Iron Rod
- ⊙ = Set 1/2" Iron
- (M) = Measured
- (R) = Record

LEGAL DESCRIPTION: BEING LOT NO. NINE (9), BLOCK NO. TWENTY-EIGHT (28),  
 PINEBROOK SUBDIVISION, UNIT SIX (6), GRIMES COUNTY, TEXAS, ACCORDING TO  
 THE MAP OR PLAT THEREOF RECORDED IN VOLUME 300, PAGE 17,  
 DEED RECORDS OF GRIMES COUNTY, TEXAS.

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  
 Registered Professional Land Surveyor

JESUS SALOMON DE LA FUENTE  
 LOT 9, BLOCK 28  
 PINEBROOK SUBDIVISION, UNIT 6,  
 GRIMES COUNTY, TEXAS  
 JOB # 5047-23

DRAWN BY: KZ | DATE: 08/16/2023 | SCALE: 1"=30'

SURVEYED BY: KEITH ZIMMERMAN

**TEI TICE**  
 ENGINEERING, INC.  
 ENGINEERS / SURVEYORS

Trusted Engineers. Experienced Surveyors. Innovative Results  
 4234 BOONVILLE RD  
 BRYAN, TX  
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