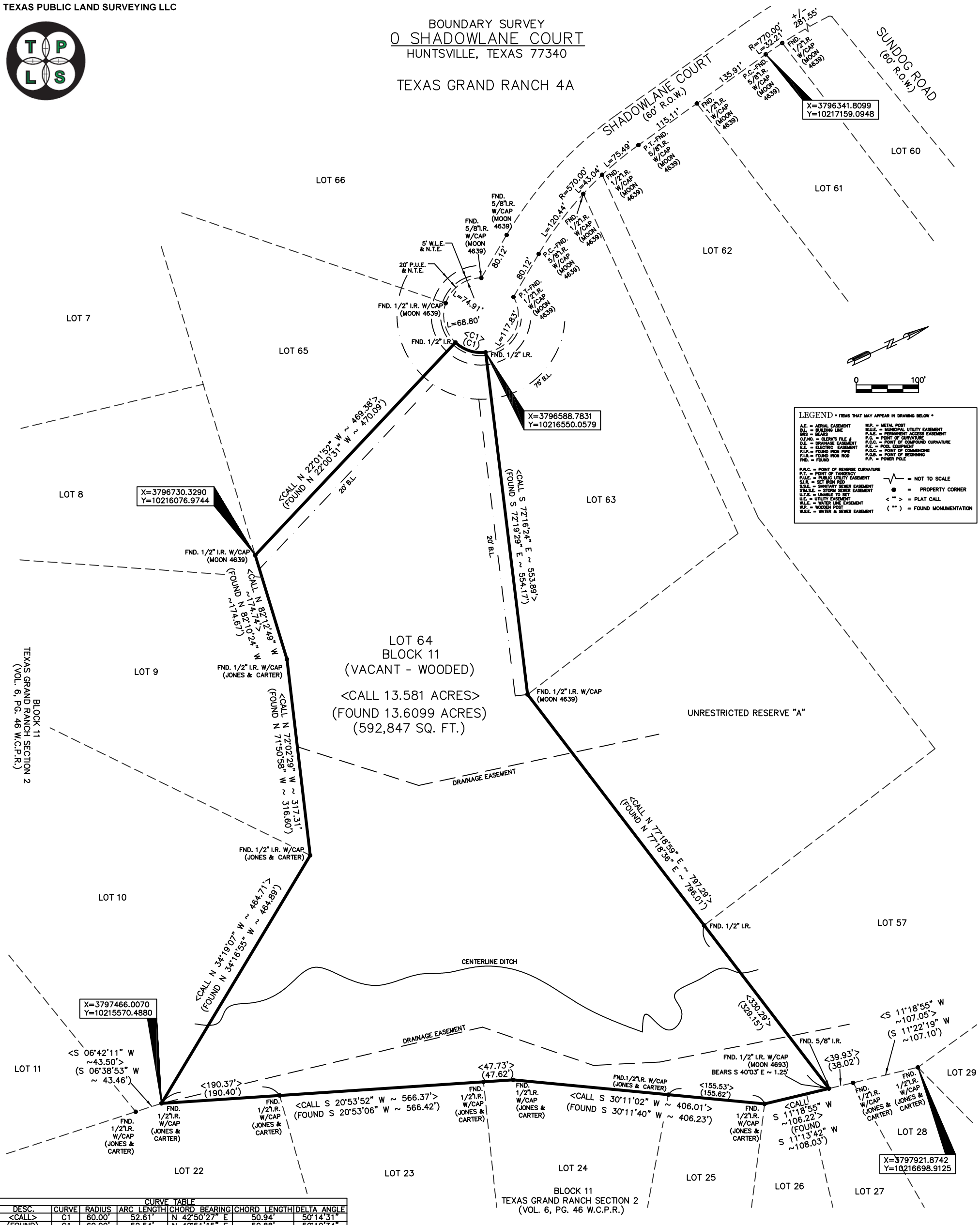


BOUNDARY SURVEY  
 0 SHADOWLANE COURT  
 HUNTSVILLE, TEXAS 77340

TEXAS GRAND RANCH 4A



**LEGEND** \* ITEMS THAT MAY APPEAR IN DRAWING BELOW \*

A.E. = AERIAL EASEMENT	M.P. = METAL POST
B.L. = BUILDING LINE	M.U.E. = MUNICIPAL UTILITY EASEMENT
B.S. = BEARS	P.A.E. = PERMANENT ACCESS EASEMENT
C.F. = CLEAR'S FILE #	P.C. = POINT OF CURVATURE
D.E. = DRAINAGE EASEMENT	P.C.C. = POINT OF COMMENCING CURVATURE
E.E. = ELECTRIC EASEMENT	P.E. = POINT OF EQUIPMENT
F.F. = FOUND FROM PIPE	P.O.C. = POINT OF BEGINNING
F.L.R. = FOUND FROM ROAD	P.P. = POWER POLE
FND. = FOUND	
P.C. = POINT OF REVERSE CURVATURE	
P.T. = POINT OF TANGENCY	
P.U.E. = PUBLIC UTILITY EASEMENT	
S.L.S. = SET FROM ROAD	
S.S.E. = SANITARY SEWER EASEMENT	
ST.S.E. = STORM SEWER EASEMENT	
U.E. = UTILITY EASEMENT	
U.S. = UNABLE TO SET	
W.L.E. = WATER LINE EASEMENT	
W.P. = WOODEN POST	
W.S.E. = WATER & SEWER EASEMENT	

--- = NOT TO SCALE  
 ● = PROPERTY CORNER  
 <> = PLAT CALL  
 ( ) = FOUND MONUMENTATION

**CURVE TABLE**

DESC.	CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
<CALL>	C1	60.00'	52.61'	N 42°50'27" E	50.94'	50°14'31"	
(FOUND)	C1	60.00'	52.54'	N 42°51'15" E	50.88'	50°10'34"	

**NOTES:**  
 1. EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.  
 3. OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.  
 4. GROUND AND/OR AERIAL EASEMENTS MAY EXIST ADJACENT TO ANY EXISTING OR PROPOSED UTILITIES INCLUDING OVERHEAD UTILITIES. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.  
 5. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT.  
 6. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.  
 7. BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.  
 8. FOUND DISTANCES AND ACREAGE ARE SURFACE. CALL DISTANCES, CALL ACREAGE AND REPORTED FOUND COORDINATES ARE ALL IN GRID - (SEE RECORD PLAT NOTES FOR SECTION 2 AND 4A). THIS GPS BOUNDARY SURVEY WAS DONE 02-20-21 IN GRID, NAD 83 (EPOCH-2011) USING LEICA "SMARTNET" GPS RTK NETWORK. TO CONVERT GRID <CALL> DISTANCES, ACREAGE AND COORDINATES TO SURFACE, DIVIDE EACH BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999994250.

**LEGAL DESCRIPTION:**  
 LOT SIXTY-FOUR (64), BLOCK ELEVEN (11) SECTION FOUR-A(4A), A SUBDIVISION IN WALKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 87 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

**FLOOD NOTE:** THIS LIES PARTIALLY IN THE 100 YEAR FLOOD PLAIN AND SCALES IN ZONE A & ZONE X AS LOCATED BY THE FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA COMMUNITY PANEL NO. 48471G05000, DATED 08-18-2011, NO RESPONSIBILITY ASSUMED FOR FLOOD PLAIN DETERMINATION OR FLOODWAY.

**SURVEY FOR:** TRUSTEE OF THE 4B LIVING TRUST U/T/A

**ADDRESS:** 0 SHADOWLANE COURT

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON THE TRACT OR PARCEL OF LAND, ACCORDING TO THE MAP OR PLAT THEREOF, INDICATED HEREON.

**MICHAEL R. O'DELL**  
 4942  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**TITLE COMPANY:** N/A  
**GF#:** N/A  
**DATE:** 03-25-21

**TEXAS PUBLIC LAND SURVEYING, LLC**  
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