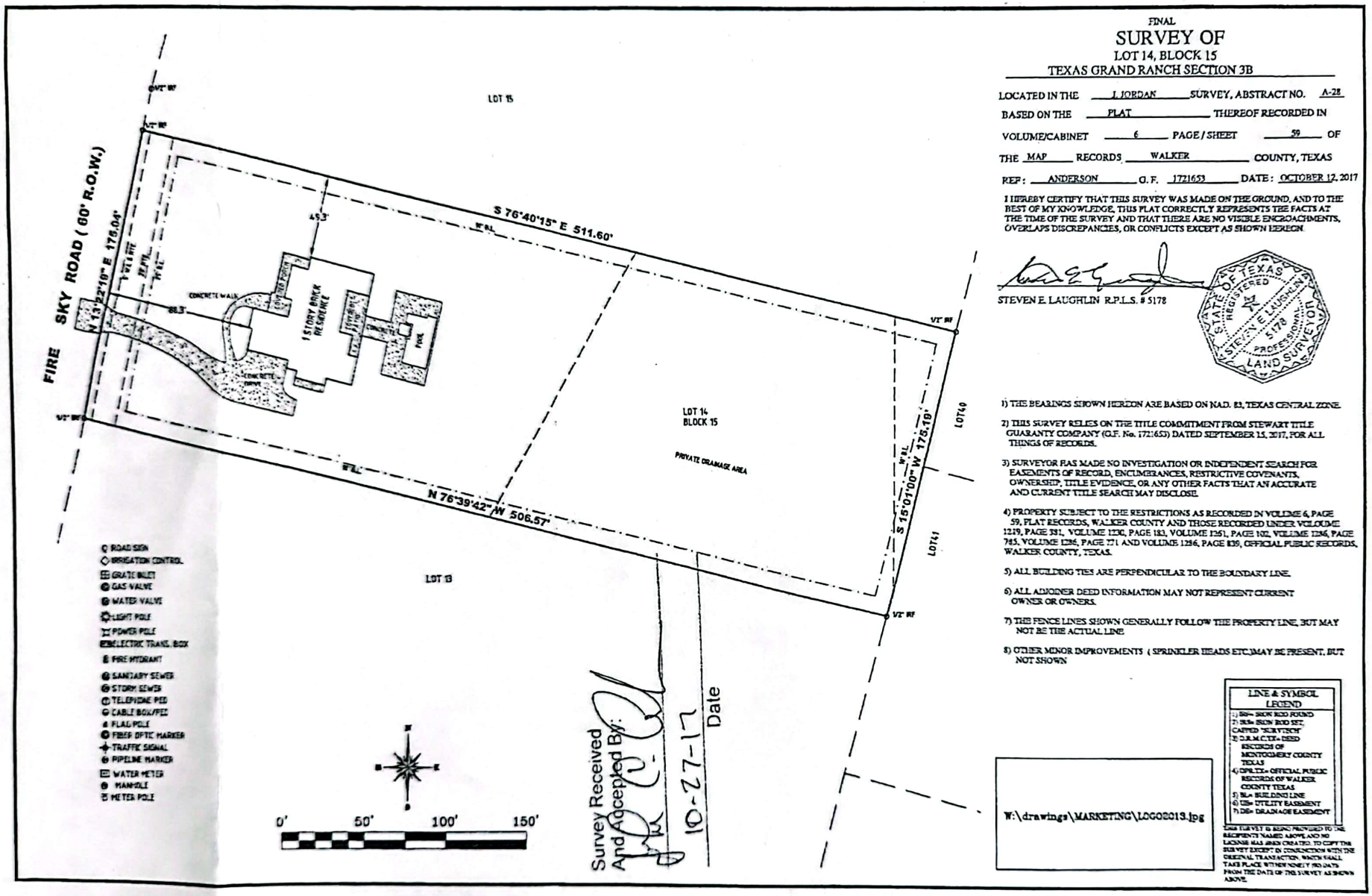

- ROAD SIGN
- IRRIGATION CONTROL
- GRATE INLET
- GAS VALVE
- WATER VALVE
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANS. BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- TELEPHONE PED
- CABLE BOX/PED
- FLAG POLE
- FIBER OPTIC MARKER
- TRAFFIC SIGNAL
- PIPELINE MARKER
- WATER METER
- MANHOLE
- METER POLE

FINAL

SURVEY OF

LOT 14, BLOCK 15

TEXAS GRAND RANCH SECTION 3B

LOCATED IN THE J. JORDAN SURVEY, ABSTRACT NO. A-28

BASED ON THE PLAT THEREOF RECORDED IN

VOLUME/CABINET 6 PAGE / SHEET 59 OF

THE MAP RECORDS WALKER COUNTY, TEXAS

REF: ANDERSON G. F. 1721653 DATE: OCTOBER 12, 2017

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

STEVEN E. LAUGHLIN R.P.L.S. # 5178

STATE OF TEXAS REGISTERED STEVE E. LAUGHLIN 5178 PROFESSIONAL LAND SURVEYOR

1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.

2) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY (G.F. No. 1721653) DATED SEPTEMBER 15, 2017, FOR ALL THINGS OF RECORDS.

3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN VOLUME 6, PAGE 59, PLAT RECORDS, WALKER COUNTY AND THOSE RECORDED UNDER VOLOUME 1219, PAGE 391, VOLUME 1230, PAGE 183, VOLUME 1251, PAGE 102, VOLUME 1268, PAGE 745, VOLUME 1286, PAGE 771 AND VOLUME 1296, PAGE 839, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

5) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.

6) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.

7) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE.

8) OTHER MINOR IMPROVEMENTS (SPRINKLER HEADS ETC.)MAY BE PRESENT, BUT NOT SHOWN

LINE & SYMBOL LEGEND

1) SIR= SHOW IRON FOUND
2) SIS= SHOW IRON SET, CAPPED "SLH 5178"
3) D.R.M.C.T.R.= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
4) OPR.T.X.= OFFICIAL PUBLIC RECORDS OF WALKER COUNTY TEXAS
5) BL= BUILDING LINE
6) UE= UTILITY EASEMENT
7) DE= DRAINAGE EASEMENT

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THIS SURVEY AS SHOWN ABOVE.

CamScanner