



TRACT 55

2620 ESTATES  
PHASE ONE, BLOCK ONE  
VOL. 533, PG. 730  
R.P.R.G.C.T.

TRACT 56

P.O.B.  
887 1/2" I.R.  
TPS.100834-00

TRACT 57  
(5.195 Ac.)

TRACT 58

COUNTY ROAD 227

COUNTY ROAD 229

Rec: N 69°49'52" E 815.51'  
N 69°49'52" E 815.51'

FND 5/8" I.R.  
(CTRL. MON.)

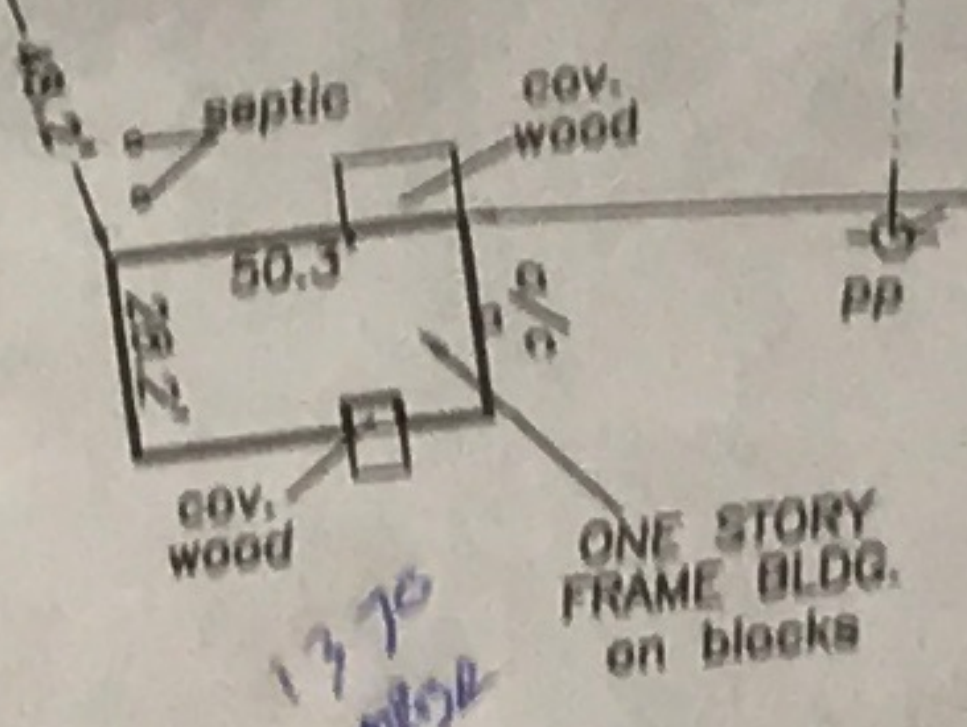
3.0'  
N 9°17'50" W 287.28'  
Rec: N 19°17'30" W 287.00'

FND 5/8" I.R.

S 70°50'11" W 723.84'  
Rec: S 70°46'45" W 724.41'

FND 3/4" I.R.  
(CTRL. MON.)

S 02°23'44" E 314.98'  
Rec: 314.98'



BOUNDARY & IMPROVEMENT SURVEY  
FOR MANCOS BALDERAS  
14887 COUNTY ROAD 227  
BEDIAS, TEXAS 77631

BEING a 5.195 acre tract of land situated in the Cyrus Campbell Survey, Abstract No. 11, Grimes County, Texas, being all of that tract described as Tract 57, out of a called 67.413 acre tract, known locally as 2620 Estates (unrecorded subdivisions), described in Volume 26, Page 195 of the Deed Records of Grimes County, Texas (D.R.G.C.T.), as shown on the plat prepared by Joe McDaniel, R.P.L.S. on September 22, 1985, also identified as Parcel ID R42834, per Grimes County Appraisal District, said 5.195 acre tract being more particularly described by attached maps and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
Fidelity National Title Ins. Co.  
G.F. No. 08-01473543  
Effective date: 05/16/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
Those as per Vol. 533, Pg. 730, R.P.R.G.C.T.

-Survey is valid only if print original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

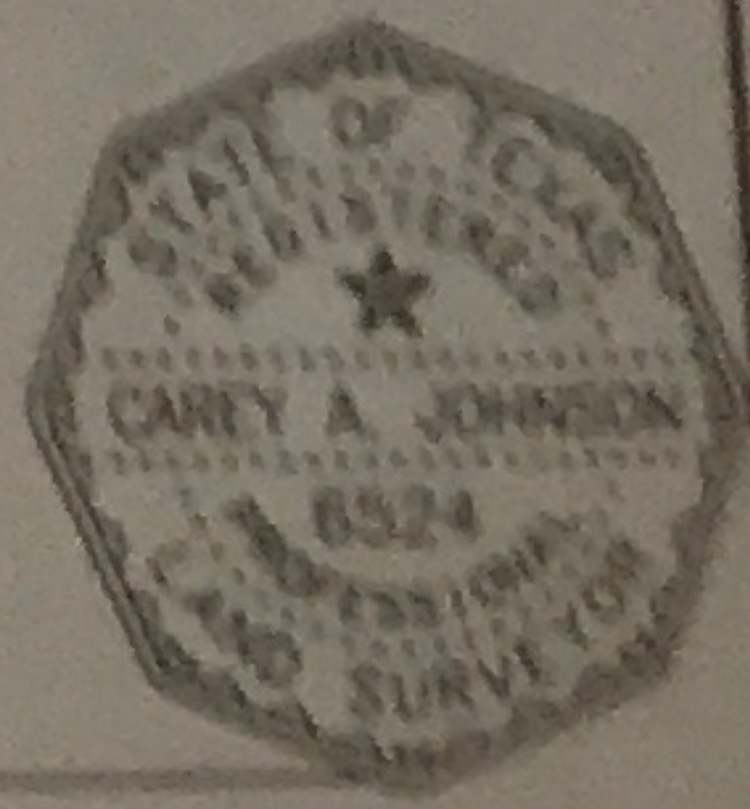
Subject property shown is located outside of Zone A, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48185C 0175 C, effective 04/03/2012. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 06/09/17 VL

*Carey A. Johnson*

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524



LEGEND

- wm = water meter
- mh = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- BL = building line
- U.E. = utility easement
- D.E. = drainage easement

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

PROJECT NO.  
B371-01

DRAWING DATE: 06/12/17

REVISED:  
DRAWN BY: CDF