

Notes:

1. Basis of bearings: North line of subject tract per the recorded plat of PINEBROOK UNIT VI.
2. Easements and building lines as shown are per the recorded plat.
3. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48185C0475C dated April 3, 2012.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

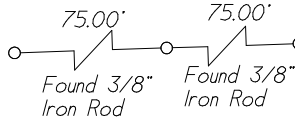
TAWNYBERRY LANE

60' R.O.W.

N 88°08' 00" E 75.00'

—X—X— = WIRE FENCE

Found 3/8" Iron Rod



Overhead Electrical

Found 3/8" Iron Rod

10' Utility Easement

20' Building Line

N 01°54' 41" W 159.74'

S 01°54' 41" E 160.12'

Lot 1
Block 5
PINEBROOK UNIT VIII
Volume 300, Page 275
R.P.R.G.C.T.

8

Lot 9

29

0.8' Outside Property

Found 3/8" Iron Rod

S 88°25' 49" W 75.00'

Found 3/8" Iron Rod

Remainder of
Called 49.46 Acres
Volume 1206, Page 126
R.P.R.G.C.T.

Lot Nine (9), in Block Twenty Nine (29), of PINEBROOK UNIT 6, a subdivision in Grimes County, Texas, according to the map or plat thereof, recorded in Volume 300, Page 17 of the Map Records of Grimes County, Texas;

Date: February 18, 2025	GF No. N/A
Job No. 25-0027	Scale: 1" = 20' (8.5 x 14)
Address: Tawnyberry Lane	Drawn By: DY
City, State: Plantersville, Texas	Zip: 77363 Rev: 0



Certified To: Evelyn Wuneburger
Client: Evelyn Wuneburger

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III, TSPS STANDARD LAND SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]
Steven L. Crews R.P.L.S. #4141

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