



SYMBOL LEGEND

- EDGE OF ASPHALT
IRON FENCE
OVERHEAD ELECTRIC
WIRE FENCE
FOUND SURVEY MONUMENT
POWER POLE (PP)
N.T.E. NATURE TRAIL EASEMENT
W.L.E. WATERLINE EASEMENT

LOT 263

LOT 264

LOT 262

LOT 261

BLOCK 6
TEXAS GRAND RANCH
SECTION 5
VOL. 6, PG. 124
P.R.W.C.T.

FND 5/8" I.R.
(BENT)

LOT 209, BLOCK 6
TEXAS GRAND RANCH
SECTION 4B
VOL. 6, PG. 101
P.R.W.C.T.

FND 5/8" I.R.
W/CAP

FND 1/2" I.R.
W/CAP

FND 5/8" I.R.
W/CAP

FND 5/8" I.R.
W/CAP

FND 1/2" I.R.
W/CAP

FND 1/2" I.R.
W/CAP

BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
NATIONAL INVESTORS TITLE INSURANCE COMPANY
G.F. NO.: 200555-W
EFFECTIVE DATE: SEPTEMBER 8, 2024
PROPOSED INSURED: AMERICA'S HOME PLACE INC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	530.00'	10.23'	10.23'	S 54°50'47" E	1°06'21"
C2	530.00'	94.12'	93.99'	N 49°40'43" W	10°10'28"

LINE	BEARING	DISTANCE
L1	S 55°43'14" E	152.07'

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 1, 10HH, AND 10II, SCHEDULE B, OF SAID TITLE COMMITMENT.
- EASEMENTS AND BUILDING LINES AS SET OUT IN PLAT PER VOL. 6, PG. 124, P.R.W.C.T.: 75' FRONT BUILDING LINE, 20' SIDE & REAR BUILDING LINES, 5' WATER LINE EASEMENT, 20' PUBLIC UTILITY EASEMENT AND NATURE TRAIL EASEMENT (AFFECTS AS SHOWN).
- EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY PER VOL. 131, PG. 544, D.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT TO COUNTY OF WALKER PER VOL. 153, PG. 317, D.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT TO GULF STATES UTILITIES COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY PER VOL 196, PG. 495, D.R.WC.T. (DOES NOT AFFECT)
- RIGHT OF WAY TO MORGAS COMPANY PER VOL. 186, PG. 180, D.R.W.C.T. (DOES NOT AFFECT)
- RIGHT OF WAY TO MORAN UTILITIES COMPANY PER VOL. 235, PG. 372, D.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER VOL. 249, PG. 315, D.R.W.C.T. (DOES NOT AFFECT)
- 20' UTILITY EASEMENT TO CITY OF HUNTSVILLE PER VOL. 255, PG. 668, O.P.R.W.C.T. (DOES NOT AFFECT)
- RIGHT OF WAY EASEMENT TO CITY OF HUNTSVILLE PER VOL. 260, PG. 112, D.R.W.C.T. (DOES NOT AFFECT)
- 30' INGRESS AND EGRESS EASMENT TO CHARLES EUGENE CAMPBELL PER VOL. 305, PG. 801, O.P.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE, INC. PER VOL. 327, PG. 73, O.P.R.W.C.T. (DOES NOT AFFECT)
- RIGHT OF WAY AGREEMENT PER VOL. 1245, PG. 300, O.P.R.W.C.T. (DOES NOT AFFECT) AND AMENDED RIGHT OF WAY AGREEMENT PER VOL. 1310, PG. 878, R.P.R.W.C.T. (DOES NOT AFFECT)
- ENCROACHMENT AGREEMENT PER VOL. 1285, PG. 498, O.P.R.W.C.T. (DOES NOT AFFECT)
- RIGHT OF WAY TO ENTERGY TEXAS, INC. PER VOL. 1307, PG. 426, R.P.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT TO THE CITY OF HUNTSVILLE PER VOL. 1310, PG. 849, R.P.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT PER VOL. 1333, PG. 695, R.P.R.W.C.T. (DOES NOT AFFECT)
- EASEMENTS IN DEED BETWEEN TEXAS PARKS AND WILDLIFE DEPARTMENT AND 1 TEXAS GRAND RANCH, LLC PER VOL. 1346, PG. 116, R.P.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT TO THE CITY OF HUNTSVILLE PER VOL. 1347, PG. 303, R.P.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT TO THE CITY OF HUNTSVILLE PER C.F. NO. 2019-45355, O.P.R.W.C.T. (DOES NOT AFFECT)
- UNRECORDED EASEMENT TO GULF STATES UTILITIES COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY. (UNABLE TO PLOT)
- ENCROACHMENT AGREEMENT PER VOL. 1285, PG. 498, R.P.R.W.C.T. (DOES NOT AFFECT)
- ENCROACHMENT AGREEMENT PER VOL. 1349, PG. 3, O.P.R.W.C.T. (DOES NOT AFFECT)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL
NO. 48471C0500D, HAVING AN EFFECTIVE DATE OF 08-16-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE
GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO
THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE
GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF
SURVEY.

PROJECT	37990
FIELD DATE	10-03-2024
DRAWN BY	ADV
CHECKED BY	JLK
FIELD CREW	DK
REV 1	-
REV 2	-
REV 3	-
REV 4	-

TEXAS PROFESSIONAL
SURVEYING

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CLIENT.....AMERICA'S HOME PLACE, INC.
ADDRESS.....LONESTAR ROAD, HUNTSVILLE, TX, 77340
SURVEY.....THOMAS GILLESPIE, A-214
SUBJECT.....LOT 262, BLOCK 6
SUBDIVISION.....TEXAS GRAND RANCH, SECTION 5
RECORDING.....VOLUME 6, PAGE 124, PLAT RECORDS
COUNTY.....WALKER

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

