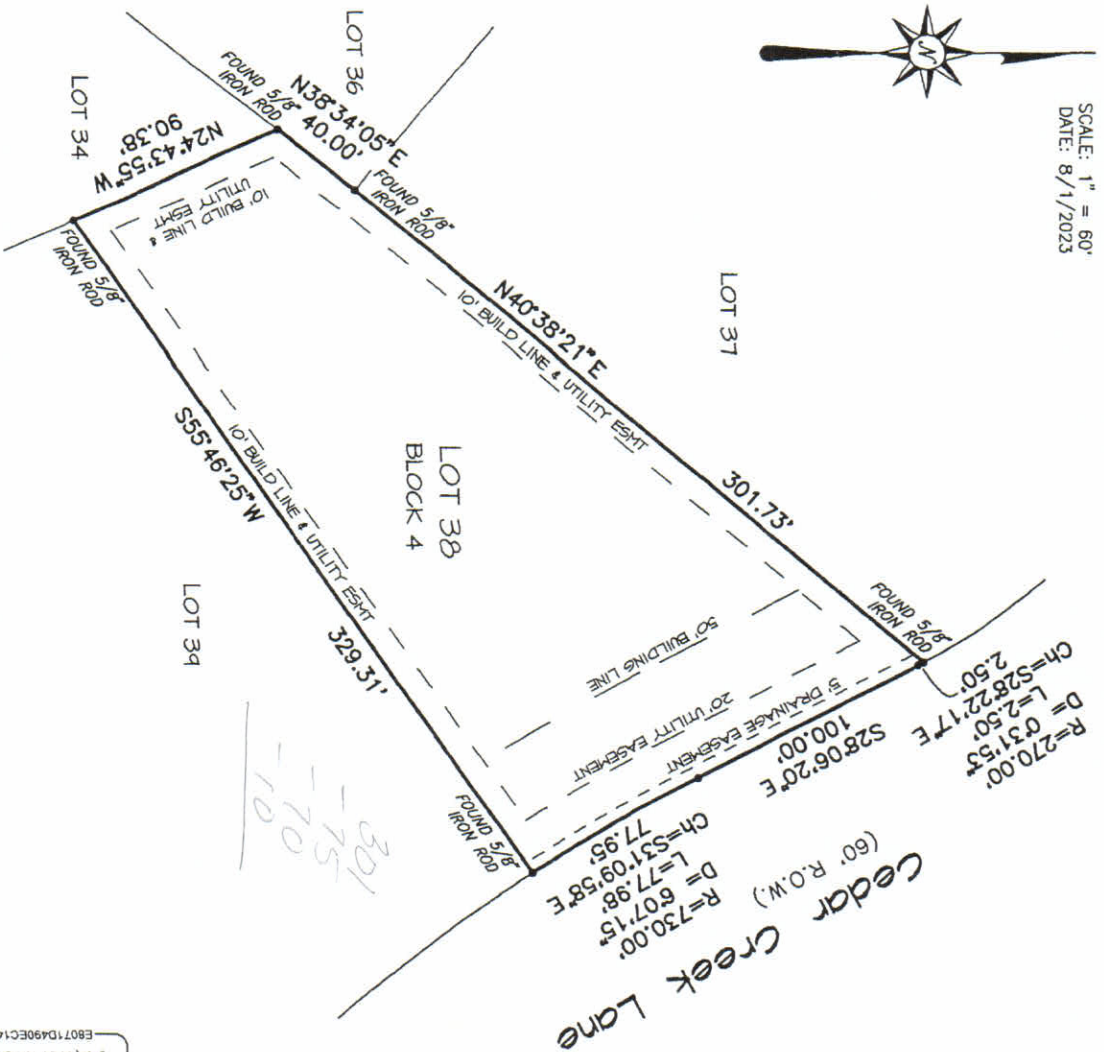


SCALE: 1" = 60'
DATE: 8/1/2023



Designed by: *Calvin D. Brock*
E80710490EC147A

- NOTES:
1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS MTD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
 3. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.
 4. PER THE TITLE COMMITMENT THIS PROPERTY IS SUBJECT TO THE FOLLOWING: (THE BELOW ITEMS "a" - "e" ARE BLANKET EASEMENTS IN THE 2,377.77 AC PARENT TRACT)
 - a.) GULF STATES UTILITIES ESMTS DATED 1928 THRU 1950, PER VOL. 113, PG. 306, PER VOL. 119, PG. 41, VOL. 124, PG. 344, PER VOL. 150, PG. 191, VOL. 154, PG. 337, VOL. 188, PG. 325, VOL. 190, PG. 516, AND VOL. 196, PG. 496, D.R.G.C.
 - b.) EASEMENT TO GULF STATES UTILITIES & SOUTHWESTERN BELL TELE. CO. DATED 1960 PER 242, PG. 521 D.R.G.C.
 - c.) EASEMENT TO CEMETERY PER VOL. 251, PG. 523 D.R.G.C. (CEMETERY NOT IN SECTION ONE)
 - d.) EASEMENT TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORP. PER VOL. 350, PG. 94 & 96 D.R.G.C. AND VOL. 474, PG. 516 R.P.R.G.C.
 - e.) EASEMENT TO GULF STATES UTILITIES AND UNITED TELE. CO. PER VOL. 338, PG. 373 D.R.G.C.
 - f.) EASEMENTS PER VOL. 379, PG. 424, VOL. 456, PG. 800 AND VOL. 506, PG. 757 LOCATED IN THE NORTHERLY PORTION OF THE 2,377.77 AC PARENT TRACT.
 - g.) EASEMENTS PER VOL. 949, PG. 138, VOL. 1596, PG. 475, VOL. 1665, PG. 205 AND OF NO. 2020-306179 ARE ALONG HWY 105.
 - h.) EASEMENTS OF NO. 2022-327843 & 2022-327842 NOT LOCATED IN SECTION ONE OF THE CEDARS LOCATED IN ADJACENT PROPERTY.
 - i.) EASEMENT EASEMENT (LOCATED IN LOTS 28 & 29, BLK 1) PER CF NO. 2023-332714 R.P.R.G.C.

I hereby certify that this plat is a true representation of an on the ground survey made on 8/1/2023 of Lot 38, Block 4, of The Cedars, Section One, Grimes County, Texas, a correct map of which is recorded in County Clerk No. 2022-326885 of the Real Property Records of Grimes County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by Alamo Title Insurance, GF No. ATCH-15-ATCH231303227C, effective date July 10, 2023.

Garrod Antley, R.P.L.S.
Texas Registration No. 6071

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LAND SURVEYING & MAPPING
1004 CRESTAL RIVER ROAD MONTCALM, TEXAS 77316
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