SURVTECH
SURVEYORS
PLANNERS
"A Land Surveying Company"
P.O. BOX 1080 \ CONROE, TEXAS 77305-1080
936-539-5444 \ FAX 936-539-5442
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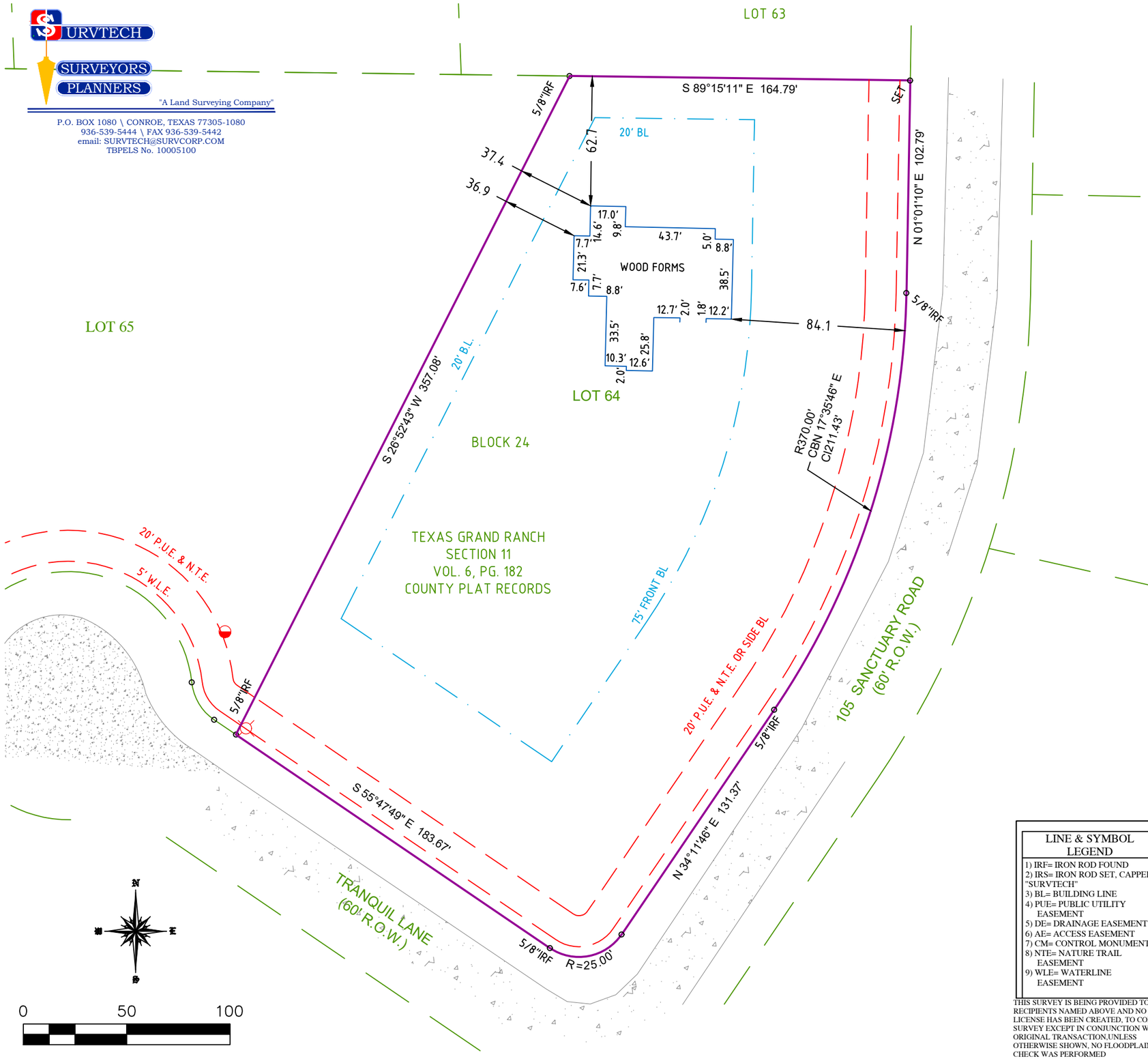
TBPELS No. 10005100



FORM

SURVEY OF

LOT 64, BLOCK 24
TEXAS GRAND RANCH SECTION 11

LOCATED IN THE H. APPLEWHITE SURVEY, ABSTRACT NO. A-57

BASED ON THE PLAT THEREOF RECORDED IN

VOLUME/CABINET 6 PAGE / SHEET 182 OF

THE PLAT RECORDS WALKER COUNTY, TEXAS

REF : BUSBOOM G. F. 2912134-HO43 DATE : SEPT. 23, 2025

TO JESSE WAYNE BUSBOOM, CENTENNIAL BANK DBA HAPPY STATE BANK, & FIRST AMERICAN TITLE GUARANTY COMPANY,
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.

MICHAEL WARREN R.P.L.S. # 4935

STATE OF TEXAS
REGISTERED
MICHAEL CRAIG WARREN
4935
PROFESSIONAL
LAND SURVEYOR

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

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

3) THIS SURVEY RELIES ON A TITLE COMMITMENT FROM FIRST AMERICAN TITLE GUARANTY COMPANY (GF No. 2912134-HO43), DATED JANUARY 5, 2025.

4) 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.

5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN VOLUME 6, PAGE 182; Volume 1161, Page 717, Amended in Volume 1174, Page 524, Volume 1183, Page 616, Volume 1200, Page 351, Volume 1219, Page 381, Volume 1225, Page 759, Volume 1230, Page 183, Volume 1234, Page 427, Volume 1261, Page 102, Volume 1286, Page 771, Volume 1286, Page 785, Volume 1286, Page 839, Volume 1299, Page 183, Volume 1299, Page 186, Volume 1299, Page 190, Volume 1301, Page 296, Volume 1307, Page 423, Volume 1311, Page 581, Volume 1315, Page 385, Volume 1322, Page 344, Volume 1327, Page 425, Volume 1327, Page 457, Volume 1341, Page 114, Volume 1343, Page 107, Volume 1351, Page 727, County Clerk's File Nos. 2019-46545, 2019-465-46, 2019-47742, 2019-48057, 2019-50937, 2020-54210, 2020-56375, 2020-56376, 2020-57759, 2020-57760, 2020-64008, 2020-64009, 2021-64932, 2021-64565, 2022-83459, 2022-83460 and 2022-83798, REAL PROPERTY RECORDS, WALKER COUNTY, TEXAS.

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

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

8) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE

9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN

10) PROPERTY SUBJECT TO UNRECORDED EASEMENT CONVEYED BY THOMAS S. FOSTER ESTATE TO GULF STATES UTILITIES COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY DATED JUNE 18, 1956, OCCUPYING 0.99 ACRE.

11) PROPERTY NOT SUBJECT TO EASEMENTS AS RECORDED IN VOLUME 33, PAGE 310; VOLUME 61, PAGE 445; VOLUME 131, PAGE 544; VOLUME 153, PAGE 317; VOLUME 186, PAGE 265; VOLUME 196, PAGE 495; VOLUME 235, PAGE 372; VOLUME 249, PAGE 315; VOLUME 327, PAGE 73; VOLUME 1132, PAGE 355; VOLUME 1307, PAGE 426; & VOLUME 1310, PAGE 849

LINE & SYMBOL LEGEND
1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) BL= BUILDING LINE
4) PUE= PUBLIC UTILITY EASEMENT
5) DE= DRAINAGE EASEMENT
6) AE= ACCESS EASEMENT
7) CM= CONTROL MONUMENT
8) NTE= NATURE TRAIL EASEMENT
9) WLE= WATERLINE 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,UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED