

PANTHER CREEK ESTATES

SCALE: 1"=40'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	270.00	07°08'12"	33.63	16.84	S 06°45'29" E	33.61
C2	25.00	90°18'14"	39.40	25.13	S 42°08'30" W	35.45

- 5/8" IRON ROD FOUND
- WATER METER
- SEPTIC
- AC UNIT
- TRANSFORMER
- ELECTRIC METER



COVERED CONCRETE

RESTRICTIONS RECORDED IN:
DOCUMENT NO. 340085

EASEMENT RECORDED IN:
VOL. 326, PG. 443

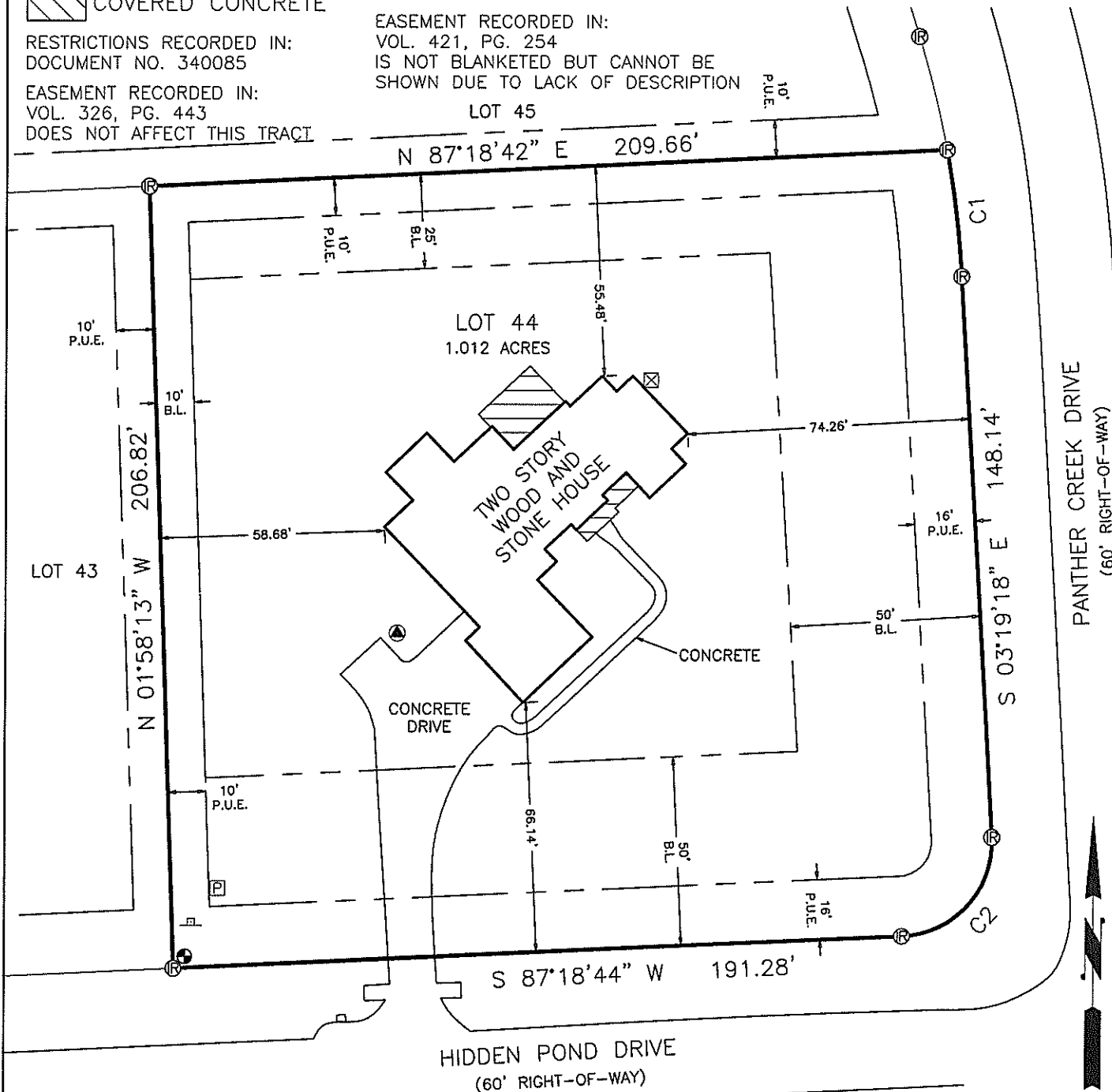
DOES NOT AFFECT THIS TRACT

EASEMENTS RECORDED IN:
VOL. 237, PG. 53
VOL. 402, PG. 250
ARE BLANKETED

EASEMENT RECORDED IN:
VOL. 421, PG. 254
IS NOT BLANKETED BUT CANNOT BE
SHOWN DUE TO LACK OF DESCRIPTION

ABBREVIATIONS

B.L. BUILDING LINE per PLAT
P.U.E. PUBLIC UTILITY EASEMENT
per PLAT



BEARINGS SHOWN HEREON ARE BASED ON
THE TEXAS COORDINATE PLANE SYSTEM,
CENTRAL ZONE NAD 83 (2011), MADE
FROM GPS OBSERVATIONS IN THE FIELD.

The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co., Seller and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY
IF SEAL IS PRESENT

Michael D. Olson

MICHAEL D. OLSON
REG. NO. 5386
OLSON SURVEYING
DATE: 3.4.26



CF# 26-909239-AG CAPITAL TITLE

OLSON SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

119 WAHANE LANE (512) 321-5476 BASTROP, TEXAS

SURVEY

OF LOT 44, OUT OF PANTHER CREEK
ESTATES SUBDIVISION, PHASE ONE, A
SUBDIVISION RECORDED IN DOCUMENT
NO. 339854 OF THE REAL PROPERTY
RECORDS OF GRIMES COUNTY, TEXAS

SCALE: 1"=40.00'

DRAFTSMAN: S.SOTO

DATE: 04 MAR 26

BRANDON MASON AND
BRITTANY MASON

DISC FILE: 2026-PI-07

ORDER# 2026-07