

PLAT SHOWING  
STANDARD CATEGORY 1A CONDITION IV  
RURAL LAND TITLE SURVEY OF A  
1.975 ACRE TRACT OF LAND

LOT 101 | RIVERWOOD II

AN UNRECORDED SUBDIVISION SITUATED IN THE  
JARED ELLISON GROCE SURVEY, ABSTRACT No. 30  
WALLER COUNTY, TEXAS

Jared Ellison Groce Survey, A-30 | Patent No. 258 & Patent Vol. 1

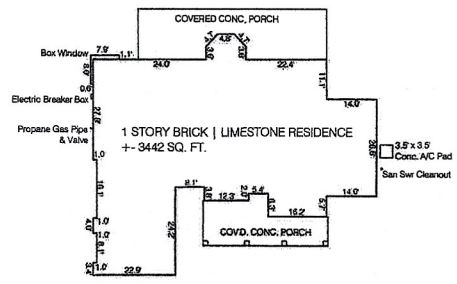
Being the Same Tract of Land Described as 1.973 Acres in a Deed From  
The United States of America, Director of Compliance Services of the IRS to  
Ken Smith as Recorded in Volume 853, Page 303, WCOR

TO: TILSON HOME CORPORATION AND STEWART TITLE COMPANY  
PROPOSED INSURED; ANCAP MORTGAGE, LTD.  
PROPOSED BORROWER; GREGORY T. HURST AND OLIVIA O. HURST

PROJECT: Lot 101 Riverwood II Cat 1A Hurst.Dwg  
SCALE: 1" = 50'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER  
MY DIRECT SUPERVISION OF THE PROPERTY SHOWN HEREON, THERE WERE NO  
ABOVEGROUND VISIBLE ENCROACHMENTS OBSERVED AT THIS TIME EXCEPT AS  
SHOWN HEREON AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND  
AT THE TIME OF SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS  
PROFESSIONAL SERVICE CONFORMS TO RULES OF PROCEDURES AND PRACTICES AS  
PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT  
THIS DOCUMENT COMPLIES WITH THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS  
STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV RURAL LAND  
TITLE SURVEY.

STEVEN RAY ESTES, Registered Professional Land Surveyor  
Texas Registration Number 5631  
February 13, 2017



RESIDENCE DIMENSION DETAIL  
N.T.S.

**GENERAL NOTES:**

PROPERTY LINE BEARINGS ARE REFERENCED TO THE NORTH BOUNDARY LINE OF THE SUBJECT LOT 101 AND TIED TO THE NORTHWEST CORNER OF THE 201.68 ACRE TRACT DESCRIBED IN VOLUME 281, PAGE 774, WCOR AS SHOWN HEREON. COORDINATES UTILIZED TO BUILD THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 3401. TRIPCO VALUES FOR THE NORTHWEST CORNER OF LOT 101: N 1383809.84 & E 2891898.45.

PHYSICAL ADDRESS FOR THE PROPERTY SHOWN HEREON IS 101 PIN OAK LANE, HEMPSTEAD, TEXAS, 77445. WHERE APPLICABLE, MONUMENTS SHOWN HEREON AS SET ARE 1/2" PIN RODS 18" IN LENGTH WITH YELLOW PLASTIC CAPS Scribed IN ESTER PLS 5641 AND THEREBY REFERENCED IN THE FIELD TO SRE LAND SURVEYING.

PREPARATION OF THIS SURVEY PRODUCT WAS GUIDED BY A TITLE COMMITMENT ISSUED AND PROVIDED BY STEWART TITLE GUARANTY COMPANY, WITH A FILE NO. 16472000786, AN EFFECTIVE DATE OF APRIL 28, 2016 AND AN ISSUE DATE OF MAY 10, 2016. ADDITIONAL LANDOWNER INFORMATION REFLECTS THE MOST RECENT RECORDED DATA; SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY OR ADJOINERS.

THIS SURVEY PLAT IS VALID ONLY WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL RUBBER STAMP OR EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. UNAUTHORIZED REPRODUCTION OF THIS SURVEY PLAT CONSTITUTES COPYRIGHT INFRINGEMENT.  
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WCOR - DENOTES WALLER COUNTY DEED RECORDS; WCMP - WALLER COUNTY MAP RECORDS; ORWCT - DENOTES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS  
C.F. - DENOTES COUNTY CLERK'S FILE NO.; F.C. - DENOTES FIRM CODE NO.  
PND - DENOTES A FOUND MONUMENT; TRP - DENOTES TYPICAL CON. CLEANOUT

boundary / site, topographic, mortgage surveys  
title surveys, wetland delineation, land planning  
Registered Professional Land Surveyor

**SRE Land Surveying**  
TBP&S Firm Registration No. 10116700  
Steven Ray Estes, RPLS, PSM  
Surveying Southeast Texas Since 2002

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To Submit Comments or Concerns Regarding  
This Survey Product Please Contact:  
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