

NOTES

- This survey was done in conjunction with title commitment G.F. No. 23124498KT, dated April 17, 2023, provided by Old Republic National Title Insurance Company. This Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
- Restrictive covenants as recorded in Clerk's File No. 206939 (Volume 1170, Page 220) of the Official Public Records of Grimes County, Texas and those filed under Clerk's File No(s). 00201846 (Volume 1138, Page 564), 00207150 (Volume 1171, Page 341), 0021180 (Volume 1195, Page 145), 00217952 (Volume 1236, Page 778), 00235655 (Volume 1337, Page 717), 00235712 (Volume 1338, Page 169), 00235763 (Volume 1338, Page 406), 00236246 (Volume 1341, Page 1), 00246750 (Volume 1400, Page 516), 00263925 (Volume 1502, Page 675), 00263927 (Volume 1502, Page 686), 00263928 (Volume 1502, Page 689), 00263929 (Volume 1502, Page 692), 00263930 (Volume 1502, Page 695), 00264778 (Volume 1508, Page 422), 00276522 (Volume 1580, Page 770), 00283246 (Volume 1621, Page 685), 00290356 (Volume 1666, Page 758), 00294761 (Volume 1695, Page 777), 2021-314772, 2021-318862, 2021-318876, 2021-318877, 2021-318878, 2021-318879, 2021-321689, 2022-323115, and 2022-326904 of the Official Public Records of Grimes County, Texas.
- According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48185C0550C, dated April 03, 2012, this tract DOES NOT lie within Zone "A" or Zone "AE".

0 60 120
SCALE 1"=60'

LEGEND

UE UTILITY EASEMENT
BL BUILDING SETBACK LINE
— OHE — OVERHEAD ELECTRIC WIRE
— X — WIRE FENCE
○ WATER METER
△ UTILITY PEDESTAL

ACREAGE

[CALLED N87° 30' 21"E - 423.06']
N87°30'26"E 423.04'

FOUND 1/2" IRON ROD
[CALLED N19° 36' 45"E - 94.33']
S19°54'15"W 94.33'

SADDLE CREEK FOREST
SECTION TWO

BLOCK ⑥

LOT 47

LOT 48
2.32 ACRES

LOT 49

[CALLED N22° 35' 33"E - 372.04']
N22°35'33"E 372.04'

[CALLED N59° 25' 12"W 586.46']
S59°25'12"W 586.46'

SADDLE BLANKET DRIVE
(60' R.O.W.)

50' B.L.
(recorded plat)

FOUND 1/2" IRON ROD
C7
FOUND 1/2" IRON ROD

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.72	60.00	036°58'39"	N48°37'40"W	38.05

				7715 SADDLE BLANKET DRIVE WALLER, TEXAS 77484
JOB NUMBER:	23170_R0			
SURVEY MADE FOR:	MICHAEL GOFF			
DATE:	05/08/2023			
FIELD CREW:	KB			
OFFICE:	JL, AW, AT			
	SURVEY OF: LOT 48, IN BLOCK 6, OF SADDLE CREEK FOREST SUBDIVISION, SECTION FOUR, A SUBDIVISION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1170, PAGE 220, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.		I, Andrew P. Titcomb, certify that this survey was performed under my supervision on May 04, 2023; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.	
				ANDREW P. TITCOMB, R.P.L.S. #6951
				TC SURVEY & MAPPING 9711 MASON RD. STE. 125 #416 RICHMOND, TEXAS 77407 PHONE (832) 600-2510 atitcomb@tcsurveyandmapping.com TBPELS Firm 10194775