

32315 GROVE PARK ROAD

GROVE PARK ROAD

(ROW VARIES, PER VOLUME 358, PAGE 693, W.C.D.R.)

SCALE
1" = 40'

Line Table		
Line #	Direction	Length
L1	N89° 51' 43"E	125.00'

Notes:

- Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
- Surveyor did not abstract subject property. This survey was prepared with information contained in title commitment GF No. 05-010113-19 of Celebrity Title Company, Effective date of April 5, 2019 and is subject to the limitations of that commitment.
- Subject to easements and setbacks as per restrictions recorded in Volume 358, Page 693, Volume 379, Page 853, Volume 472, Page 864, Volume 472, Page 866, Deed Records of Waller County, Texas; and in Volume 497, Page 439, Volume 624, Page 806, Volume 633, Page 916, Volume 633, Page 919, and Volume 633, Page 923, Official Public Records of Waller County, Texas.
- Plat is illegible. Survey was prepared using physical and recorded information available at time of survey.

PROPERTY DESCRIPTION:

LOT THIRTY-SIX (36), OF PINE GROVE SUBDIVISION, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 358, PAGE 693, DEED RECORDS OF WALLER COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey.	Date :	05/06/19	LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. (fence/post) x centerline (overhead electric) — OHE — OHE —
	ASC No.	4422	
	Buyer:	JASON Q. HODGE	
	Client	CELEBRITY TITLE CYPRESS	
X	G.F. No.	05-010113-19	FLOOD NOTE: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE "X". THIS PROPERTY WAS FOUND IN WALLER COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 4806400175E, DATED FEBRUARY 18, 2009.
X	Drafter/Field Crew	A.G. / R.S	
Date:			SURVEYORS CERTIFICATION
CELEBRITY TITLE CYPRESS 13611 SKINNER RD.SUITE 260 CYPRESS, TEXAS 77429			I hereby certify that this map represents a survey made upon the ground under my supervision. To the best of my knowledge, this survey is based on the available record and physical evidence obtained at the time of survey and that there are no visible discrepancies, deed line conflicts, encroachments of record, protrusions, overlapping of improvements, easements or roadways except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
			
32315 GROVE PARK ROAD WALLER, TEXAS 77484			