

INTELLIGENT SURVEY COMPANY

LOT 20

TIMBER HILLS
SECTION ONE
VOLUME 1191, PAGE 465,
R.P.R.G.C.T.

LOT 21

LOT 22

LOT 23

ANNEA DRIVE
(60' CO. W. PER VOL. 1191,
PG. 465, R.P.R.G.C.T.)

FND. 5/8" I.R. WITH CAP

20' U.E.

50' B.L.

R=59.82'
D=81°11'30"
L=84.76'
T=51.26'
C=77.85'
CB=S 28°42'05" E

FND. 5/8" I.R. WITH CAP
CONTROL MONUMENT

N 51°51'36" E 989.30'
(CALLED N 51°50'37" E - 989.23')

20' U.E.

25' B.L.

S 34°29'00" W 1095.09'
(CALLED S 34°29'00" W - 1095.08')

N 28°30'20" W 409.61'
(CALLED N 28°29'49" W - 409.59')

30' ELECTRIC EASEMENT TO
GOLF STATES, UTILITIES & POWER
DIVISIONS, VOL. 1191, PG. 465,
R.P.R.G.C.T. & VOL. 1191, PG. 465,
R.P.R.G.C.T. (PER RECORDED PLAT)

FND. 5/8" I.R. WITH CAP
CONTROL MONUMENT

ELIZABETH J. GRAHAM
SURVEY
ABSTRACT No. 225

ACCORDING TO A GRAPHIC INTERPRETATION OF THE
F.L.R.M., THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN, AND IT APPEARS THE
ENTIRE TRACT LIES IN ZONE "X" ON F.L.R.M.
NO. 48117300088, DATED 08/01/88.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS
TO WHETHER OR NOT THE SUBJECT PROPERTY WILL
FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD
PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE
OF THIS FLOOD INFORMATION FOR PROPERTY
PURCHASE OR CONSTRUCTION.

GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
- 3) BEARING STRUCTURE BASED ON RECORDED PLAT OF TIMBER HILLS, SECTION ONE.
- 4) CONTROLLING MONUMENTS FOR THIS SURVEY ARE A 5/8" CAPPED IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE SUBJECT TRACT, THROUGH A 5/8" CAPPED IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE SUBJECT TRACT.
- 5) RESEARCH PROVIDED BY: OLD REPUBLIC TITLE COMPANY, G.F. No. 0800058
- 6) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
- 7) PROPERTY IS SUBJECT TO ANY PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
- 8) PROPERTY MAY BE SUBJECT TO CHAMPION INT'L. CORP. EASEMENT PER VOL. 838, PG. 477 & VOL. 1027, PG. 377, R.P.R.G.C.T.
- 9) PROPERTY IS SUBJECT TO ANNUAL MAINTENANCE CHARGE PER VOL. 1191, PG. 466, R.P.R.G.C.T.
- 10) PROPERTY MAY BE SUBJECT TO MID-SOUTH ELECTRIC COOP. ASSOC. ELECTRIC LINE EASEMENT PER VOL. 1198, PG. 629, R.P.R.G.C.T.

SURVEY PREPARED FOR: RUSSELL B. GRIFFITH

DESCRIPTION OF PROPERTY:

LOT 22, BLOCK 1, TIMBER HILLS, SECTION 1, AS DESCRIBED IN VOLUME 1191, PAGE 465, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE,
AND BELIEF, AS SURVEYED ON THE GROUND,
MAY 21, 2008.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

File Name: 08-461.DWG
Scale: 1" = 100' Date: 05/22/08
Drawn by: CS Surveyed by: IA/NC