

I, CANYON HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6807, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, DURING THE MONTH OF AUGUST, 2021, OF THE PROPERTY LOCATED AT 10333 FARM-TO-MARKET ROAD No. 228, GRAPELAND, TEXAS, 75844, BEING SITUATED IN THE JOHN DURST SURVEY, ABSTRACT No. 30, HOUSTON COUNTY, TEXAS, AND ALBERT T. RICE SURVEY, ABSTRACT No. 875, HOUSTON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 12.010 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM FRED MICHKA TO CHRISTOPHER DALE CALLAWAY, AS RECORDED IN INSTRUMENT No. 1600900 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS.

EASEMENTS AND RESTRICTIONS LISTED HEREON ARE LIMITED TO THOSE PROVIDED IN SCHEDULE B OF THE TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE FOLLOWING EASEMENT APPARENTLY DOES AFFECT THE SUBJECT PROPERTY: INST. No. 202001284.

THE FOLLOWING EASEMENTS APPARENTLY DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY: 489/219, 622/402

NOTES:

1) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

2) FLOODPLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

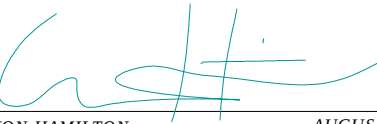
THE BEARINGS HEREON ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM 1983, TEXAS CENTRAL ZONE (4203), NAD83.

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT: THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE AS SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED.

ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, IF ANY, ARE AS SHOWN.

SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE.

THE SURVEY SHOWN HEREON IS FOR THE TRANSACTION UNDER G.F. NO.: A21153 AND IS NOT VALID FOR USE IN ANY OTHER TRANSACTION INVOLVING THE ABOVE REFERENCED PROPERTY.

BY: 
CANYON HAMILTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6807
AUGUST 16, 2021

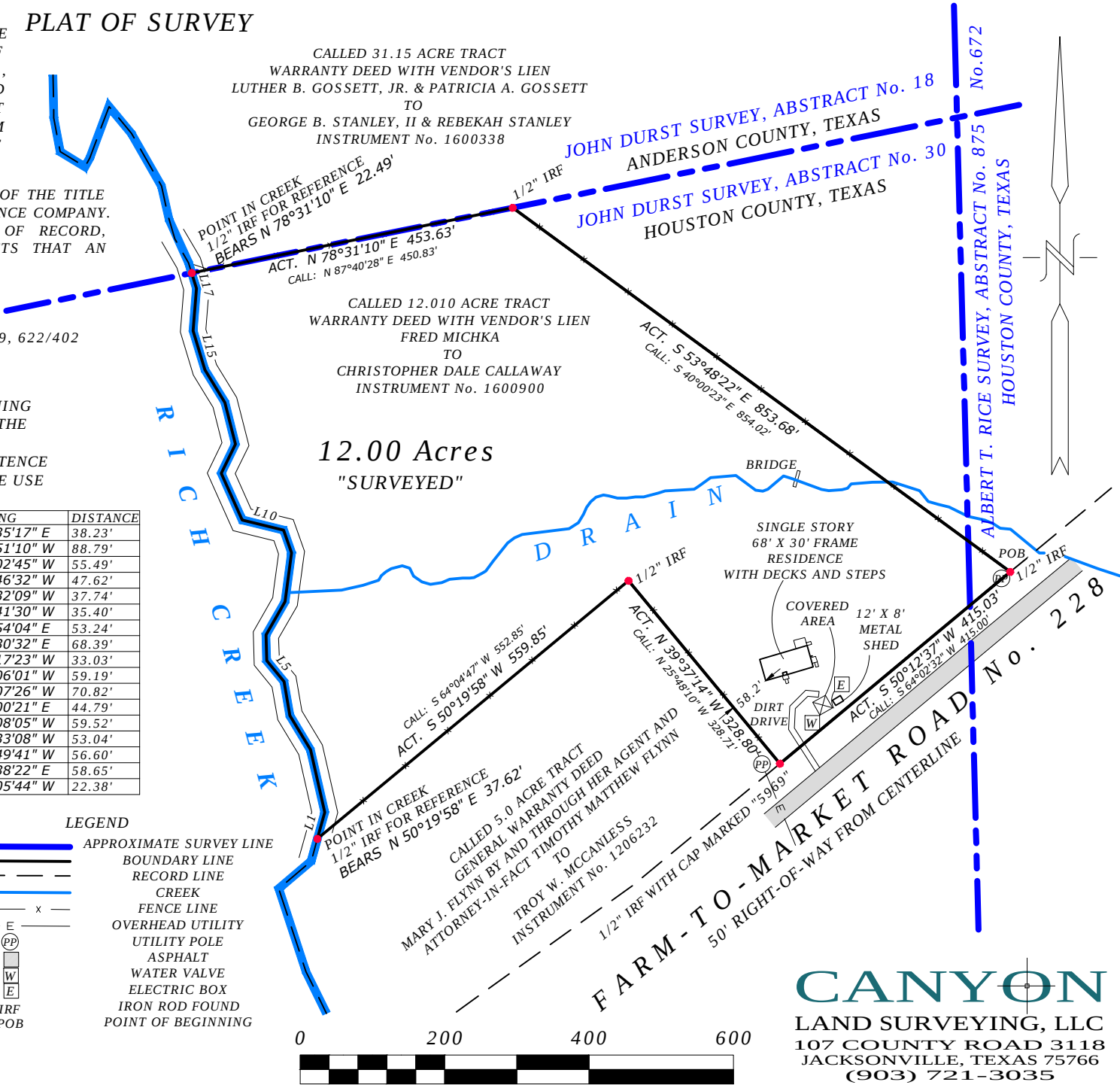


LINE	BEARING	DISTANCE
L1	N 15°35'17" E	38.23'
L2	N 12°51'10" W	88.79'
L3	N 31°02'45" W	55.49'
L4	N 09°46'32" W	47.62'
L5	N 39°32'09" W	37.74'
L6	N 01°41'30" W	35.40'
L7	N 29°54'04" E	53.24'
L8	N 07°30'32" E	68.39'
L9	N 19°17'23" W	33.03'
L10	N 76°06'01" W	59.19'
L11	N 24°07'26" W	70.82'
L12	N 26°00'21" E	44.79'
L13	N 14°08'05" W	59.52'
L14	N 31°33'08" W	53.04'
L15	N 16°49'41" W	56.60'
L16	N 04°38'22" E	58.65'
L17	N 17°05'44" W	22.38'

- LEGEND
- APPROXIMATE SURVEY LINE
 - BOUNDARY LINE
 - RECORD LINE
 - CREEK
 - FENCE LINE
 - OVERHEAD UTILITY
 - UTILITY POLE
 - ASPHALT
 - WATER VALVE
 - ELECTRIC BOX
 - IRON ROD FOUND
 - POINT OF BEGINNING
 - IRF
 - POB

SCALE: 1" = 200' FILE: 10333 FM 228, GRAPELAND G.F. No.: A21153

PLAT OF SURVEY



CANYON
LAND SURVEYING, LLC
107 COUNTY ROAD 3118
JACKSONVILLE, TEXAS 75766
(903) 721-3035
TBPELS FIRM REGISTRATION NO. S-10194569