

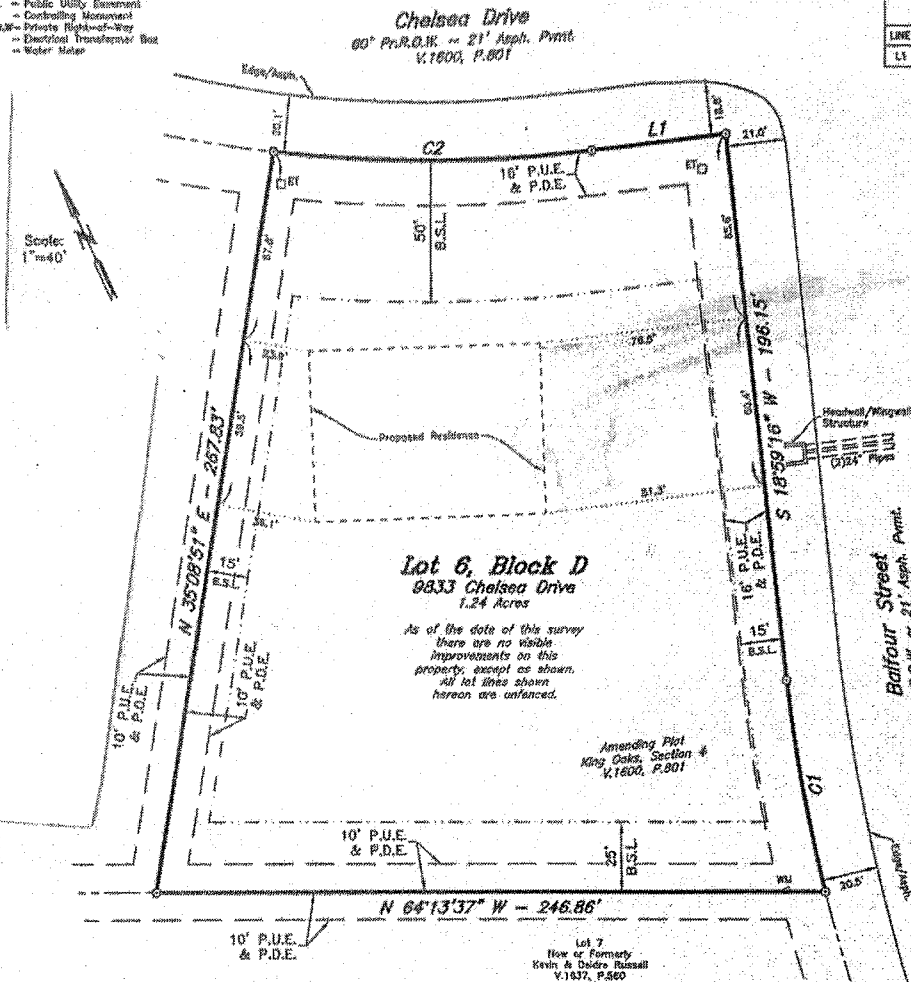
Note: Building Setback Lines per Restrictions (1623/261)

**LEGEND**

- ⊙ - 5/8" Iron Rod Found (IR)
- B.S.L. - Building Setback Line
- P.D.E. - Public Drainage Easement
- P.U.E. - Public Utility Easement
- CM - Controlling Measurement
- Pr.R.O.W. - Private Right-of-Way
- ET - Electrical Transformer Box
- WM - Water Meter

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BRG.
C1	7°03'16"	630.00'	S 152°38' W
C2	12°39'50"	530.00'	S 64°40'48" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°00'44" E	48.85'



**Lot 6, Block D**  
 9833 Chelsea Drive  
 1.24 Acres

As of the date of this survey there are no visible improvements on this property, except as shown. All lot lines shown hereon are unenclosed.

**NOTE:**

1. According to the Title Commitment identified below, this property is subject to the following:
  - a. Restrictive Covenants recorded in Volume 1568, Page 514 (on plat); Volume 1600, Page 801 (on amended plat); Volume 1196, Page 517; Volume 1264, Page 254; Volume 1204, Page 208; Volume 1216, Page 194; Volume 1224, Page 325; Volume 1232, Page 335; Volume 1400, Page 693; Volume 1408, Page 158; Volume 1432, Page 623; Volume 1440, Page 449; Volume 1474, Page 823; Volume 1484, Page 599; Volume 1484, Page 613; Volume 1487, Page 160; Volume 1516, Page 668; Volume 1522, Page 401; Volume 1528, Page 579; Volume 1577, Page 36; Volume 1884, Page 133; Volume 1623, Page 364 and Volume 1647, Page 548. Real Property Records of Grimes County, Texas.
  - b. Easement from Bluegreen Southwest One, LP to Mid-South Electric Cooperative Association, aka Mid-South Synergy, dated October 15, 2010, recorded in Volume 1375, Page 255. Real Property Records of Grimes County, Texas. (20' wide easement, does not affect subject property.)
  - c. Easement from James W. Allmore, and wife Mary Sue Allmore to Enersarch Corp., dated February 5, 1980, recorded in Volume 402, Page 282. Real Property Records, Grimes County, Texas. (20' wide easement with no specific description.)
  - d. Easement to Partition Deed from Carroll C. Conkey to Leno Conoley Finley, dated February 5, 1978, recorded in Volume 326, Page 443. Real Property Records, Grimes County, Texas. (40' wide easement, does not affect subject property.)
  - e. Electric Line Easement from James Allmore to Mid-South Electric, dated July 28, 2005, recorded in Volume 1135, Page 115. Real Property Records, Grimes County, Texas. (No specific width or description.)
  - f. Easement from James W. Allmore to Mid-South Electric Cooperative Association, dated September 30, 1988, recorded in Volume 905, Page 672. Real Property Records, Grimes County, Texas. (20' wide easement with no specific description.)
  - g. Utility Easement from James Allmore to Mid-South Electric Cooperative, Inc., dated June 10, 1988, recorded in Volume 626, Page 711. Real Property Records, Grimes County, Texas. (20' wide easement with no specific description.)
  - h. Right-of-Way Electric Line Easement from Robert Rayburn to Mid-South Electric Cooperative Association, aka Mid-South Synergy, dated February 26, 2007, recorded in Volume 1216, Page 303. Real Property Records, Grimes County, Texas. (20' wide easement, does not affect subject property.)
  - i. Right-of-Way Easement from Jacques S. Adoue, et al to Santa Fe Pipeline Company, dated August 20, 1970, recorded in Volume 287, Page 802. Deed Records, Grimes County, Texas. (30' wide easement, does not affect subject property.)
  - j. Easement from Bluegreen Southwest One, L.P. to Mid-South Electric Cooperative Association aka Mid-South Synergy, dated March 12, 2009, recorded in Volume 1297, Page 507. Real Property Records, Grimes County, Texas. (20' wide easement, does not affect subject property.)
  - k. 10' Right of Way Easement from Dr. John C. Galbreath to Corine Water Supply Corporation, dated July 19, 1971, recorded in Volume 302, Page 663. Deed Records, Grimes County, Texas. (Blanket)
  - l. Right of Way Easement from Jose C. Galbreath to Corine Water Supply Corporation, dated October 27, 1981, recorded in Volume 444, Page 376. Real Property Records, Grimes County, Texas. (15' wide, Blanket)
  - m. Right-of-Way and Road Use Agreement, from James W. Allmore, and wife Mary Sue Allmore to Chesapeake Operating, Inc., dated June 18, 1997, recorded in Volume 865, Page 265. Real Property Records, Grimes County, Texas. (20' wide easement, does not affect subject property.)
  - n. Surface Use Agreements and Bill Sites to Bluegreen Southwest One, L.P., recorded in Volume 1187, Pages 709, 718, 730, 741 and 752. Real Property Records, Grimes County, Texas. (Does not affect subject tract.)
  - o. Terms, Conditions, and Specifications in the Encroachment Agreement by and between by and between by and between by Bluegreen Southwest Land, Inc. and Chaparral Pipeline Company, L.P., dated April 13, 2007, recorded in Volume 1217, Page 129. Deed Records, Grimes County, Texas. (No visible evidence of pipelines on subject property.)
2. Survey is valid only if print has seal and signature of Surveyor.
3. The bearing system and actual measured distances to the monuments are consistent with the recorded plat in Volume 1568, Page 514, Real Property Records of Grimes County, Texas.

Lot Six (6), Block D, KING OAKS, SECTION FOUR, a subdivision in Grimes County, Texas, according to the map or plat thereof recorded in Volume 1588, Page 514, and as amended in Volume 1600, Page 801, Real Property Records of Grimes County, Texas.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 0047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on March 18, 2016. There are no visible encroachments other than those shown hereon. According to the Flood Insurance Rate Maps for Grimes County, Texas, Map Number 48185C0128C, effective date April 3, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Between STEPHEN D. TURLEY and CHERRY L. TURLEY

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment CF #: 160371, effective February 1, 2016.

