



NOTES

FENCES MEANDER.

BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.

ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48185C0150C, DATED APRIL 3, 2012, A PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, AS SHOWN HEREON.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND 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.

THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 23, 2015 PREPARED BY PAYNE LAND SURVEYING, LLC.

THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

No.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°26'16"	2657.84'	391.41'	N 01°49'48" W	391.06'

TO JEFF KIRBY AND NAVASOTA REALTY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JULY 21, 2015; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

17.191 ACRES
W.M. VINCENT SURVEY
ABSTRACT 464
GRIMES COUNTY, TEXAS



CORPORATE OFFICE:
121 W. BUCK STREET
CALDWELL, TX 77836
PHONE: (979) 567-4500 FAX: (979) 567-6800
EMAIL: INFO@PAYNE-LLC.COM
WEBSITE: PAYNE-LLC.COM
FIRM REGISTRATION: 10193780 & F-16791

JOB NUMBER: 1088-001-15
CLIENT: NAVASOTA REALTY
DATE: JULY 23, 2015
FIELD CREW: DONALD GOLDSTEIN, FRANK GIBSON
OFFICE: DEANNA ORDONEZ, JIM G. GLASS
FB/PG: 28/2

JIM G. GLASS, R.P.L.S. NO. 5262