

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. 48185C04750, DATED APRIL 3, 2012, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT C.F. NO. 17-332, EFFECTIVE APRIL 12, 2017, PROVIDED BY GUARANTY TITLE COMPANY OF GRIMES COUNTY. 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 MAY 4, 2017, PREPARED BY PAYNE INDUSTRIES, LLC.
- THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

NOTES CORRESPONDING TO SCHEDULE B

COUNTY ROADS RESOLUTION PER VOL. 1226, PG. 205, VOL. 1226, PG. 208, AND VOL. 1226, PG. 213, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.

20' BLANKET ELECTRIC EASEMENT PER VOL. 905, PG. 336, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY.

20' BLANKET ELECTRIC EASEMENT PER VOL. 1024, PG. 200, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.

20' BLANKET ELECTRIC EASEMENT PER VOL. 905, PG. 386, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY.

20' BLANKET ELECTRIC EASEMENT PER VOL. 610, PG. 448, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY.

20' ELECTRIC EASEMENT PER VOL. 634, PG. 317, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.

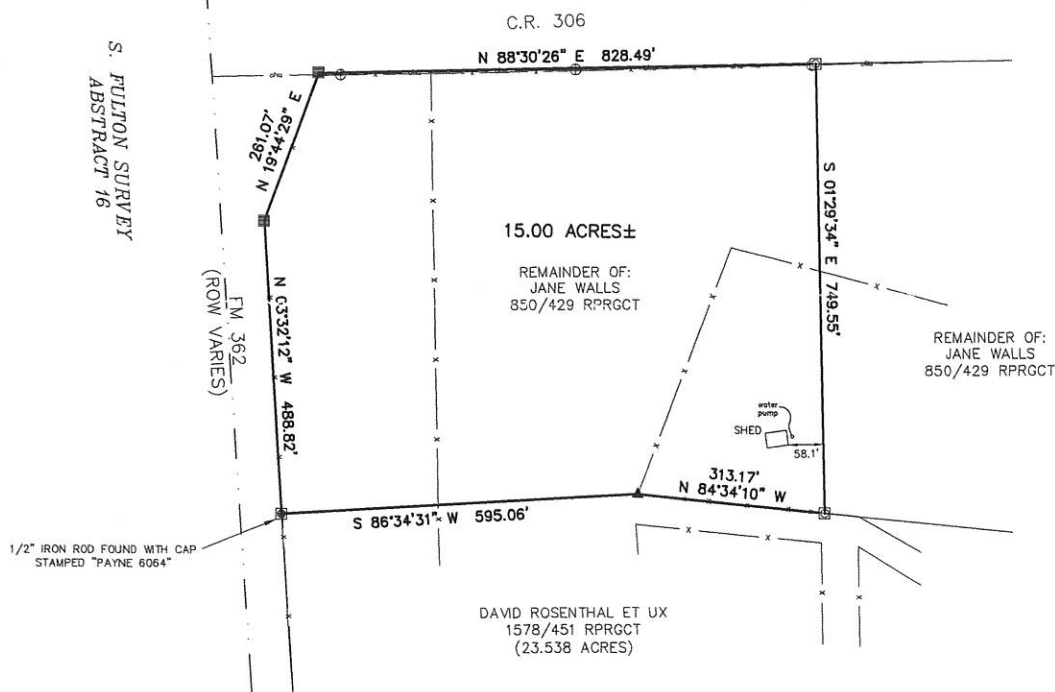
15' BLANKET WATERLINE EASEMENT PER VOL. 671, PG. 314, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY.

LEGEND

- RPRGCT REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "PAYNE 6064"
 - 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
 - CONCRETE HIGHWAY MONUMENT
 - FENCE POST
 - UTILITY POLE, OVERHEAD UTILITY LINE
 - WIRE FENCE



STEPHEN F. AUSTIN SURVEY ABSTRACT 73



G.F. NO. 17-332

JOB NUMBER: 1088-013

CLIENT: NANCY PERRY

DATE: 05-09-2017

FIELD CREW: BH

OFFICE: PP WJ

FB/PS: 56/72



TO TIMOTHY S. ROBINSON, HEATHER G. ROBINSON AND GUARANTY TITLE COMPANY OF GRIMES COUNTY 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 IN APRIL OF 2017; 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.

PHILLIP C. PAYNE, R.P.L.S. NO. 6064

15.00 ACRES, MORE OR LESS,
IN THE S.F. AUSTIN
SURVEY, ABSTRACT 73,
GRIMES COUNTY, TEXAS

ADDRESS: FM 362, NAVASOTA TX



PAYNE
INDUSTRIES
SURVEYING • CIVIL ENGINEERING • GIS

CORPORATE OFFICE:
121 W. BUCK STREET
GALVESTON, TX 77558
PHONE: (979) 567-4500 FAX: (979) 567-6800
EMAIL: INFO@PAYNEILL.COM
WEBSITE: PAYNEILL.COM
FIRM REGISTRATION: 10192780 & F-16791

FIELD NOTE DESCRIPTION OF 15.00 ACRES, MORE OR LESS, IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 73, GRIMES COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO JANE WALLS IN VOLUME 850, PAGE 429, RPRGCT (REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found in the intersection of the east line of FM 362 (a variable width right-of-way) and the south line of County Road 306, for the northwest corner of this description;

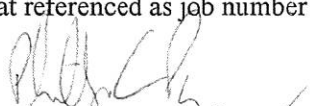
THENCE leaving the east line of FM 362 and the **POINT OF BEGINNING**, with the south line of County Road 306 **N 88°30'26" E a distance of 828.49 feet** to a 1/2" iron rod set in same also being in the north line of said Walls tract and for the northeast corner of this description;

THENCE leaving the south line of County Road 306, and crossing said Walls tract **S 01°29'34" E a distance of 749.55 feet** to a 1/2" iron rod set in the north line of that tract called 23.538 acres in a deed to David Rosenthal et ux recorded in Volume 1578, Page 451, RPRGCT and for the southeast corner of this description;

THENCE continuing with the north line of said Rosenthal tract **N 84°34'10" W a distance of 313.17 feet** to a fence post found and **S 86°34'31" W a distance of 595.06 feet** to a 1/2" iron rod found with a plastic cap stamped "PAYNE 6064" in the east line of FM 362 for the northwest corner of said Rosenthal tract and for the southwest corner of this description;

THENCE leaving said Rosenthal tract and with the east line of FM 362 **N 03°32'12" W a distance of 488.82 feet** to a concrete monument found and **N 19°44'29" E a distance of 261.07 feet** to the **POINT OF BEGINNING**. There are 14.54 acres, more or less, described in these field notes.

All iron rods set are capped with a plastic cap stamped "Payne 6064". The bearing basis for this survey was determined from GPS observations and refers to Grid North. This description was prepared by Payne Industries, LLC from an on the ground survey performed in April of 2017 and corresponds to a survey plat referenced as job number 1088-013.


Phillip C. Payne RPLS #6064
Job No. 1088-013
May 9, 2017

