



Franklin Greenwood Abstract 19

Verlon B. Ballew
Called 0.742 Acre
Vol. 1271, Pg. 352
D.R.G.C.

Thomas & Brenda Diehl
Residual of
Called 5.00 Acres
Vol. 616, Pg. 583
D.R.G.C.

Robbie Allphin
Residual of Joe Kuta
Called 103.00 Acres
Vol. 182, Pg. 489
C.C.D.R.

3.2623 Acres
(142,104 SQ.FT.)
(Vacant)

Thomas & Brenda Diehl
Residual of
Called 5.00 Acres
Vol. 616, Pg. 583
D.R.M.C.

Thomas & Brenda Diehl
Tract 2
Called 0.463 Acres
Vol. 440, Pg. 686
D.R.M.C.

Thomas & Brenda Diehl
Tract 1
Called 103.448 Acres
Vol. 440, Pg. 686
D.R.M.C.

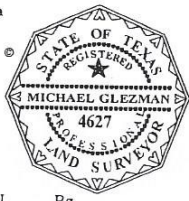
LAND SURVEY
3.2623 ACRES OF LAND IN THE
FRANKLIN GREENWOOD SURVEY, A-19

GRIMES COUNTY, TEXAS REF: Vol 616, Pg 583 DEED RECORDS
Scale: 1" = 60' Date: June 29, 2018
Address: 1903 Dove Crossing Lane Navasota, Texas 77868

To Navasota Abstract & Title and Floyd Barr, Exclusively,
I hereby state that this drawing is a true representation of a
ground survey made under my direct supervision.

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Michael Glezman
Michael Glezman
Registered Professional
Land Surveyor No. 4627



- Notes:
- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
 - 2) All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
 - 3) This survey is based in part on a Metes and Bounds description of even date.
 - 4) This plat of survey has been preformed with reliance upon title examination and abstracting performed by Fidelity National Title Insurance Company under G.F. number N-1852025 with an effective date of July 5, 2018. This surveyor has not abstracted the subject tract.

Subject to:
Schedule B 10(f): Right-of-Way Easement dated Nov. 8, 1946, executed by Joe Kuta et ux. to Magnolia Pipeline Co., recorded in Vol 180, Pg. 613 of the D.R.G.C.T.
Schedule B 10(g): Easement dated May 10, 1979, executed by Security State Bank and John Herbert Hale and wife, Janie Hale et al. to Gulf States Utilities Co. recorded in Vol. 385, Pg. 523 D.R.G.C.T.

GF# N-1852025 File # 18-B-50 AMC Book LL Pg
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281



LAND SURVEYORS

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July 10, 2018

3.2623 ACRES
FRANKLIN GREENWOOD SURVEY, A-19
GRIMES COUNTY, TEXAS

BEING 3.2623 ACRES OF LAND, SITUATED IN THE FRANKLIN GREENWOOD SURVEY, ABSTRACT NUMBER 19 IN GRIMES COUNTY, TEXAS AND BEING THAT SAME TRACT CALLED 3.255 ACRES BEING THE RESIDUAL OF THE THOMAS AND BRENDA DIEHL CALLED 5.00 ACRES AS DESCRIBED IN VOLUME 616, PAGE 583 OF THE GRIMES COUNTY DEED RECORDS; SAID 3.2623 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ALL DISTANCES ARE GROUND:

COMMENCING at a 3/8 inch iron rod with a survey cap marked "Wisnoski", found for the Southwest corner of the called 5.00 acre tract and the Southwest corner of the Thomas Diehl called 0.463 acre tract as described in Volume 440, Page 686 Grimes County Deed Records and being located in the East line of County Road 341, a 60 foot wide right-of-way, and said point having a coordinate value of North 10,120,561.0032 and East 3,696,387.4767;

THENCE North 03°28'17" East, a distance of 60.00 feet along the East line of County Road 341 and the West line of the called 5.00 acre tract, to a 1/2 inch iron rod with a survey cap marked "Jeff Moon, RPLS 4639", set for the Southwest corner and the POINT OF BEGINNING of the herein described tract of land, and from which is found for reference, a 3/8 inch iron rod bearing South 88°34'20" West, 5.27 feet;

THENCE North 03°28'18" West, a distance of 445.63 feet (Deed call: North 00°01'00" West, 445.40 feet) along the West line of the called 5.00 acre tract and East line of County Road 341, to a 3/8 inch iron rod, found for the Northwest corner of the herein described tract and the Southwest corner of the Verlon B. Ballew called 0.742 acre tract as recorded in Volume 1271, Page 352 Grimes County Deed Records;

THENCE North 88°28'07" East, a distance of 321.37 feet, severing the called 5.00 acre tract along the South line of the Ballew called 0.742 acre tract and the Pamela and Lloyd Farquhar tracts, (Deed call: South 87°56'00" East, 321.30 feet) to a 12 inch oak, found at the Northeast corner of the herein described tract, located in the East line of the called 5.00 acre tract and the West line of the Robbie Alphin tract, a residual tract out of the Joe Kuta called 103.00 acre tract recorded in Volume 182, Page 489 Grimes County Deed Records; said corner being located South 03°27'30" East, a distance of 179.97 feet from a 3/8 inch iron rod with a survey cap marked "Wisnoski", found for the Northeast corner of the called 5.00 acre tract and being located in the South line of County Road 311, a 60 foot wide right-of-way;

THENCE South 03°27'30" East, a distance of 439.37 feet along the East line of the called 5.00 acre tract and the Alphin West line, (Deed call: South 00°01'00" East, 438.50 feet), to a 1/2 inch iron rod with a survey cap marked "Jeff Moon, RPLS 4639", set for the Southeast corner of the herein described tract and being the Northeast corner of the aforementioned Diehl called 0.463 acre tract;

THENCE South 87°21'06" West, a distance of 321.12 feet along the North line of the called 0.463 acre tract, severing the called 5.00 acre tract (Deed call: North 89°10'00" West, 321.13 feet), back to the Point of Beginning and containing 3.2623 acres (142,104 square feet), based on the survey and plat prepared by Jeffrey Moon and Associates, Inc., dated June 29, 2018.

Michael Glazman
Registered Professional Land Surveyor
Texas 4627

18-B-50 Barr 3.2623 Acres

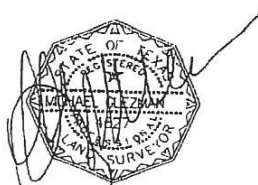


EXHIBIT "A"
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