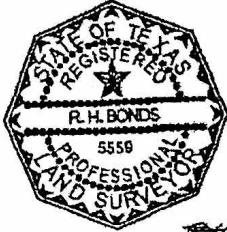


Surveyor's Certificate:
 I, R. H. BONDS, P.L.L.C. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCUMBRANCES ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD MAPS, COUNTY PANEL NO. 48150C 0375 C, EFFECTIVE DATE APRIL 1, 2012.

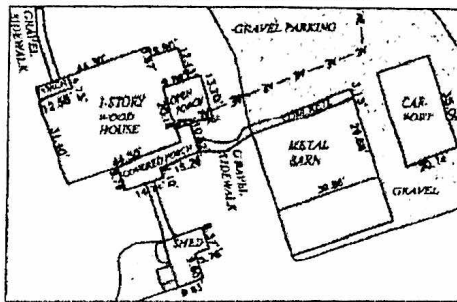
SCALE 1" = 200'

R. H. BONDS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5559

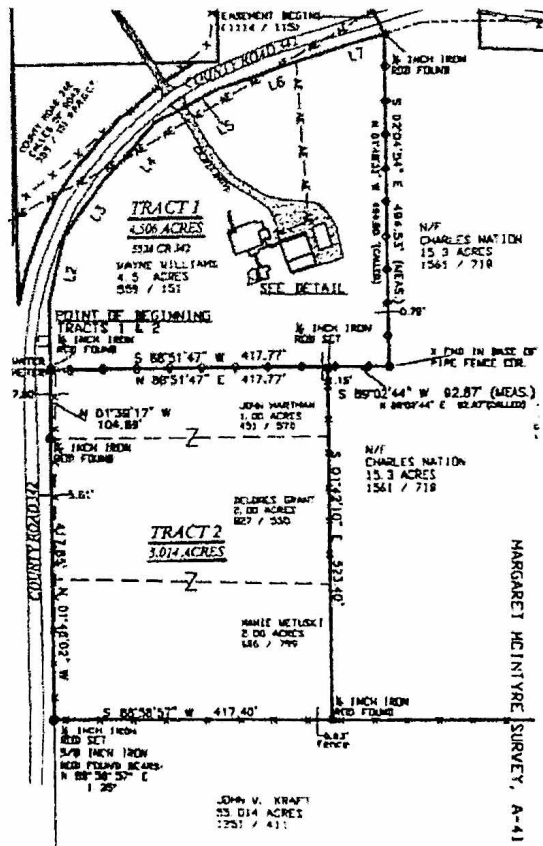


R. H. Bonds

DETAIL OF HOUSE & BARN



LINE	BEARING	DISTANCE
L1	N 01°30'30" W	103.90'
L2	N 12°33'30" E	102.76'
L3	N 34°59'30" E	102.76'
L4	N 41°08'30" E	111.50'
L5	N 61°48'30" E	111.50'
L6	N 71°32'30" E	158.90'
L7	N 72°41'48" E	96.67'



Survey accepted and agreed
Brandi D. Baldwin
 6-217

GENERAL NOTES:

BEARINGS SHOWN HEREON ARE HONORING THE DEED CALLED BEARINGS AS DESCRIBED IN THE DEED RECORDED IN VOLUME 559, PAGE 151, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

1. ELECTRIC LINE EASEMENT AND RIGHT OF WAY TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION / STENERGY, RECORDED IN VOLUME 154, PAGE 862, VOLUME 1198, PAGE 688, AND IN VOLUME 1544, PAGE 407 ALL OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

THE FOLLOWING EASEMENT DO NOT APPLY TO THIS TRACT:

1. EASEMENT TO FLOYD FRANK YORCK AND WIFE STELLA YORCK, RECORDED IN VOLUME 1114, PAGE 115 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

SELLER	WAYNE D WILLIAMS BARBARA A. WILLIAMS
BUYER	JEFFREY L. WALDWIN BRANDI D. WALDWIN
TITLE COMPANY	HOMELAND TITLE COMPANY
G.P. No	09-171730GP
DATE	MAY 21 2017

LEGEND

- SURVEY POINT
- CUT AND ANCHOR
- AT&M ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- BARBED WIRE FENCE
- ROAD FENCE
- Ⓢ CONTROLLING NONADJACENT PROPERTY OWNERS FOUND AND USED TO ESTABLISH BOUNDARY LINES

R.H. BONDS
 SURVEYING COMPANY, PLLC

Phone: 817-871-3900
 Fax: 817-871-3903
 Email: info@rhbonds.com

138 WEST SPRINGDALE
 A.B. 2017 046
 MIDLAND, TEXAS 79701

LAND TITLE SURVEY PLAT

TRACT 1, A 4.508 ACRES TRACT OF LAND IN THE MARGARET MCINTYRE SURVEY, A-41, GRIMES COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN A DEED TO WILMA WILLIAMS, RECORDED IN VOLUME 559, PAGE 151 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (PARCEL 1), AND TRACT 2, A 3.074 ACRES TRACT OF LAND BEING COMPRISED BY A CALLED "1.50 ACRES TRACT DESCRIBED IN A DEED TO JOHN HARTMAN, RECORDED IN VOLUME 491, PAGE 684, A 1.50 ACRES TRACT OF LAND DESCRIBED IN A DEED TO BELLEGG SPARK, RECORDED IN VOLUME 427, PAGE 229 AND A CALLED "2.40 ACRES TRACT OF LAND DESCRIBED IN A DEED TO WILMA WILLIAMS, RECORDED IN VOLUME 559, PAGE 151, ALL OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

MAY 17, 2017

TRACT TWO
METES AND BOUNDS DESCRIPTION
OF A 5.014 ACRE TRACT
MARGARET McINTYRE SURVEY, A-41
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.014 ACRES IN THE MARGARET McINTYRE SURVEY, A-41, GRIMES COUNTY, TEXAS, BEING COMPRISED OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHN HARTMAN, RECORDED IN VOLUME 451, PAGE 570 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.), A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DELORES GRANT, RECORDED IN VOLUME 827, PAGE 550 OF THE R.P.R.G.C.T., AND A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MAMIE WETUSKI, RECORDED IN VOLUME 686, PAGE 799 OF THE R.P.R.G.C.T. AND DESIGNATED AS TRACT TWO ON THE PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION, AND FURTHER DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE APPARENT EAST RIGHT OF WAY, (R.O.W.) LINE OF COUNTY ROAD 342, MARKING THE SOUTHWEST CORNER OF A 4.506 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WAYNE WILLIAMS RECORDED IN VOLUME 559, PAGE 151 OF THE R.P.R.G.C.T., DESIGNATED AS TRACT ONE ON THE PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 88°51'47" E, ALONG THE SOUTH LINE OF SAID TRACT ONE FOR A DISTANCE OF **417.77 FEET** TO A ½ INCH IRON ROD SET MARKING A NORTHWEST CORNER OF A CALLED 15.3 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES NATION, RECORDED IN VOLUME 1561, PAGE 718 OF THE R.P.R.G.C.T. AND THE NORTHEAST CORNER OF THE HEREIN IN DESCRIBED TRACT;

THENCE: S 01°42'10" E, ALONG THE WEST LINE OF SAID NATION TRACT FOR A DISTANCE OF **523.40 FEET** TO A ½ INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED 55.014 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHN W. KRAFT, RECORDED IN VOLUME 1251, PAGE 411 OF THE R.P.R.G.C.T., MARKING THE SOUTHWEST CORNER OF SAID NATION TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 88°58'57" W, ALONG THE NORTH LINE OF SAID NATION TRACT FOR A DISTANCE OF **417.40 FEET** TO A ½ INCH IRON ROD SET ON THE APPARENT EAST R.O.W. LINE OF COUNTY ROAD 342, MARKING THE NORTHWEST CORNER OF SAID KRAFT TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, (FOR REFERENCE: A 5/8 INCH IRON FOUND BEARS N 88°58'57" E, 1.35 FEET);

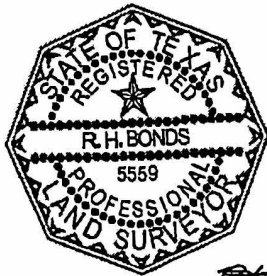
THENCE: ALONG THE EAST R.O.W. LINE OF SAID COUNTY ROAD FOR THE FOLLOWING CALLS:

C:\BONDS-SERVER\METES AND BOUNDS\2017\17-0049\17-0049-TRACT 2.DOC

Exhibit "A"
PAGE 1 OF 2

- **N 01°46'02" W, FOR A DISTANCE OF 417.85 FEET TO A ½ INCH IRON ROD FOUND;**
- **N 01°39'17" W, FOR A DISTANCE OF 104.69 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 5.014 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN MAY OF 2017.**

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



R.H. Bonds

May 3, 2019

SURVEY AFFIDAVIT

THE STATE OF TEXAS

§
§
§

GF # G-190070N

COUNTY OF GRIMES

Date of Affidavit: **MAY 3, 2019**

Affiant: **Jeffery L. Baldwin a/k/a Jeffrey L. Baldwin and wife, Brandi Baldwin**

Title Company: **Grimes County Title, Inc.**

Old Lender: _____

Date of Acquisition: **May 23 , 2017**

New Lender: **First Financial Bank**

Surveyor: **R.H. Bonds Surveying Company , PLLC**

Property Description:

Being all that certain tract or parcel of land containing 5.014 acres of land, more or less, in the MARGARET MCINTYRE SURVEY, A-41, Grimes County, Texas, being comprised of a called 1.00 acre tract of land described in a deed to John Hartman, recorded in Volume 451, Page 570, Real Property Records, Grimes County, Texas, a called 2.00 acre tract of land described in a deed to Delores Grant, recorded in Volume 827, Page 550, Real Property Records, Grimes County, Texas , and a called 2.00 acre tract of land described in a deed to Mamie Wetuski, recorded in Volume 686, Page 799, Real Property Records, Grimes County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Company does not insure the amount of square footage or acreage in the property description.

Property Address:

**TBD CR 342
Navasota, TX TX**

Affiant's Address:

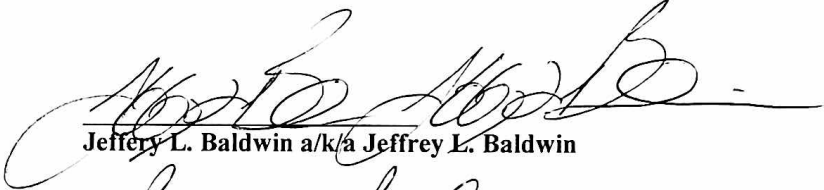
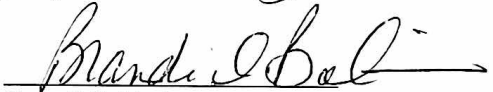
**5528 CR 342
Navasota, TX 77868**

Sworn Statement:

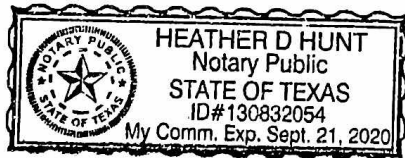
1. I am the owner of the property described above.
2. I have been the owner of this property since the Date of Acquisition, subject to a purchase money lien in favor of Old Lender.

3. In connection with the acquisition of the property, a survey of the property was done by Surveyor. This survey was the basis for the amendment of the area and boundary exception in the Mortgage Policy which I furnished to the Old Lender.
4. I have arranged to refinance the above loan with New Lender.
5. New Lender will not fund this loan unless the area and boundary exception is amended to read "shortages in area:".
6. I swear or affirm that there have been no improvements made to the property since I acquired title; that no fences have been relocated or moved or built; that I have had no conversations with or notice from any neighbor or other person or entity disputing the boundary lines of my property; and that I have granted no person or entity the right to use all or any portion of my property for any purpose.
7. I understand that Title Company and Underwriter are relying upon this Affidavit in order to issue New Lender a Mortgage Policy with the area and boundary exception amended to read "shortages in area", and that Title Company and Underwriter would not issue their policy of title insurance if the facts contained herein were not true in all respects.

WITNESS my hand this 6th day of May, 2019.


 Jeffrey L. Baldwin a/k/a Jeffrey L. Baldwin

 Brandi Baldwin

SWORN TO AND SUBSCRIBED BEFORE ME, by the said Jeffery L. Baldwin a/k/a Jeffrey L. Baldwin and wife, Brandi Baldwin, at Navasota, Grimes County, Texas, this 6th day of May, 2019.

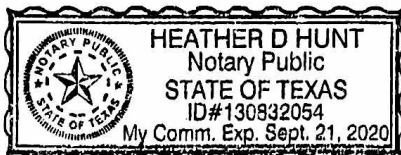




 NOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF GRIMES

This instrument was acknowledged before me on this 6th day of May, 2019, by Jeffrey L. Baldwin a/k/a Jeffrey L. Baldwin and wife, Brandi Baldwin. Given under my hand and seal of office on the 6th day of May, 2019.




 NOTARY PUBLIC STATE OF TEXAS