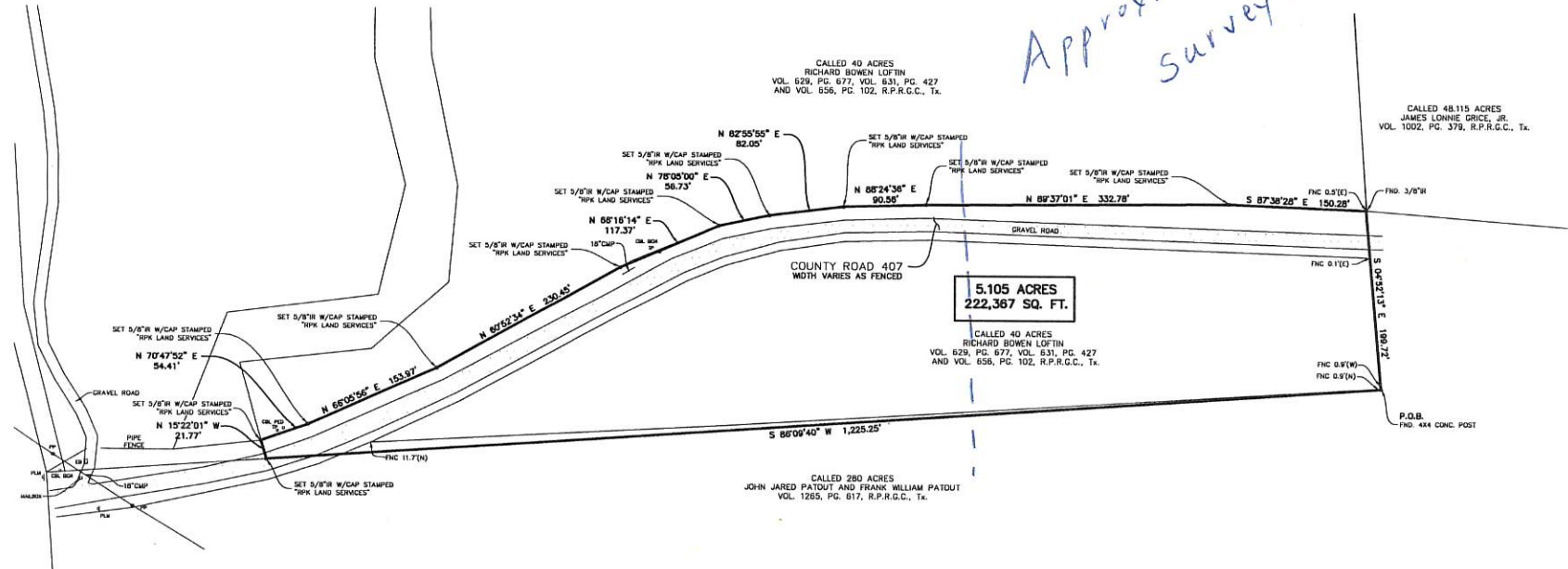


GRIMES COUNTY, TEXAS  
VICINITY MAP  
NOT TO SCALE



*Approx. dividing line  
survey required*

**DESCRIPTION**

- A TRACT OR PARCEL CONTAINING 5.105 ACRES OR 222,367 SQUARE FEET OF LAND SITUATED IN THE TOWNSHIP 6 NORTH, RANGE 10 WEST, GRIMES COUNTY, TEXAS, BEING OUT OF A CALLED 40.00 ACRE TRACT OF LAND CONVEYED TO RICHARD BOWEN LOFTIN AS RECORDED IN VOLUME 629, PAGE 677, VOL. 631, PG. 427 AND VOLUME 656, PAGE 102, REAL PROPERTY RECORDS GRIMES COUNTY, TEXAS (RELECTED), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (LAND 83):
- BEGINNING AT A 4 INCH BY 4 INCH CONCRETE POST FOUND FOR AN INTERIOR CORNER OF A CALLED 280 ACRE TRACT OF LAND CONVEYED TO JOHN JARED PATOUT AND FRANK WILLIAM PATOUT AS RECORDED IN VOLUME 1265, PAGE 617, R.P.R.G.C., FOR THE SOUTHWEST CORNER OF SAID 280 ACRE TRACT AND A 3/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;
- THENCE SOUTH 88 DEG 00 MIN 40 SEC WEST, ALONG THE NORTH LINE OF SAID 280 ACRE TRACT, A DISTANCE OF 1,225.25 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 40.00 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;
- THENCE OVER AND ACROSS SAID 40.00 ACRE TRACT OF LAND AND ALONG THE FENCED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 407 THE FOLLOWING COURSE AND DISTANCES:
- NORTH 15 DEG 22 MIN 01 SEC WEST, A DISTANCE OF 21.77 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT;
  - NORTH 70 DEG 47 MIN 02 SEC EAST, A DISTANCE OF 54.41 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR AN ANGLE POINT;
  - NORTH 05 DEG 05 MIN 36 SEC EAST, A DISTANCE OF 153.97 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR AN ANGLE POINT;
  - NORTH 60 DEG 52 MIN 34 SEC EAST, A DISTANCE OF 230.45 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR AN ANGLE POINT;
  - NORTH 88 DEG 18 MIN 14 SEC EAST, A DISTANCE OF 117.37 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR AN ANGLE POINT;
  - NORTH 78 DEG 00 MIN 00 SEC EAST, A DISTANCE OF 56.73 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR AN ANGLE POINT;
  - NORTH 82 DEG 55 MIN 35 SEC EAST, A DISTANCE OF 82.05 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR AN ANGLE POINT;
  - NORTH 88 DEG 24 MIN 36 SEC EAST, A DISTANCE OF 90.85 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR AN ANGLE POINT;
  - NORTH 89 DEG 37 MIN 01 SEC EAST, A DISTANCE OF 332.78 FEET TO AN ANGLE POINT;
  - SOUTH 87 DEG 38 MIN 28 SEC EAST, A DISTANCE OF 150.28 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED HEIN ACRE TRACT OF LAND CONVEYED TO JAMES LONNIE GRICE, JR. AS RECORDED IN VOLUME 1002, PAGE 379, R.P.R.G.C., AND A NORTHWEST CORNER OF SAID 280 ACRE TRACT AND THE NORTH-EAST CORNER OF THE HERIN DESCRIBED TRACT;
  - THENCE SOUTH 04 DEG 20 MIN 13 SEC EAST ALONG A WEST LINE OF SAID 280 ACRE TRACT, A DISTANCE OF 189.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.105 ACRES OR 222,367 SQUARE FEET OF LAND.

**SCHEDULE "B" NOTES**

- SUBJECT TO ANY AND ALL VISIBLE AND/OR APPARENT EASEMENTS OVER, UNDER OR ACROSS SUBJECT PROPERTY, WHICH A SURVEY OR PHYSICAL INSPECTION MAY DISCLOSE.
- ANY PORTION OF THE SUBJECT PROPERTY LING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE HIGHWAY, WHETHER DESIGNATED OR NOT.
- EASEMENT FROM MISS SARAH MILLIE MCGURRY COLEBURN, ET VIR TO SINGULAR REFINING COMPANY, DATED MARCH 15, 1945, RECORDED IN VOLUME 162, PAGE 471, DEED RECORDS OF GRIMES COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- EASEMENT FROM M. LOFTIN COLEMAN, DR., ET AL TO GULF STATES UTILITIES COMPANY, DATED DECEMBER 31, 1948, RECORDED IN VOLUME 206, PAGE 214, DEED RECORDS OF GRIMES COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- EASEMENT FROM RICHARD LOFTIN AND WIFE, DOROTHY M. LOFTIN TO GULF STATES UTILITIES COMPANY, DATED 08/17/1948, RECORDED IN VOLUME 441, PAGE 806, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- EASEMENT FROM RICHARD BOWEN LOFTIN TO MID-SOUTH ELECTRIC COOPERATIVE, INC., DATED APRIL 27, 1968, RECORDED IN VOLUME 814, PAGE 480, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

**SURVEYOR'S CERTIFICATION**

TO: RICHARD BOWEN LOFTIN  
NATIONAL INVESTORS TITLE INSURANCE COMPANY

10: I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION AND THAT THE PLAT DIRECTLY REPRESENTS THE PROPERTY LINES I DESCRIBED HEREON AND THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCUMBRANCES APPARENT ON THE GROUND EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY "A" CONDITION "B" SURVEY, TO THE BEST OF MY KNOWLEDGE.

RONALD PATRICK KELL  
Registered Professional Land Surveyor  
Texas Registration No. 8424

11/23/2020  
DATE

**LEGEND**

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

—	CLEARCUT	STW	STORM SEWER
—	TELEPHONE PEDIKAL	CMF	CORRUGATED METAL PIPE
—	ELECTRIC WIRE	CPV	CORRUGATED PLASTIC PIPE
—	POKER POLE	RCF	REINFORCED CONCRETE PIPE
—	POKER POLE W/TRANSFORMER	TEL	TELEPHONE
—	POKER POLE W/HEIGHT	SWR	SOUTH/WESTERN BELL TELEPHONE CO.
—	POKER POLE W/HEIGHT	WR	WATER
—	WATER POLE	UG	UNDERGROUND
—	PPV/T	FR	FRIDGE
—	PPV/T	CCG	GRIMES COUNTY CLEM FILE
—	DRINKING WATER LINE	ESGA	GRIMES COUNTY ESD RECORDS
—	BARBED WIRE FENCE	IR	IRON PIPE
—	BROUGHT IRON FENCE	IR	IRON ROD
—	WOOD FENCE	MR	MARSH
—	CHAIN-LINK FENCE	ML	MARSH
—	GATE POST	PL	PAGE
—	MOBMARK	RO	RIGHT-OF-WAY
—	SD	SL	SQUARE FOOT
—	PIPELINE MARKER	VL	VOLUME
—	FLOW LINE	FC	FIRM CODE
—	MOBMARK	BL	BUILDING LINE
—	SHAWBILT SERIES	UL	UTILITY EASEMENT

**GENERAL NOTES**

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF MID-INVESTORS NATIONAL INVESTORS TITLE INSURANCE COMPANY EFFECTIVE DATE OF NOVEMBER 12, 2020, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999978.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR GRIMES COUNTY, TEXAS, MAP NO. 180300040C EFFECTIVE APRIL 23, 2012, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X" AND, THEREFORE, THIS DETERMINATION WAS MADE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT MEAN THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR THAT OCCASIONAL FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLOREATION WAS PERFORMED BY WINDROSC LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL COURSE OF THE COURSE AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY BE HINDER BETWEEN MEASURED LOCATIONS.

REVISIONS		
DATE	REASON	BY

National Flood Hazard Layer FIRMette

Legend

1584 National Flood Hazard Layer FIRMette

1784 NORRILL HEIGHTS LN | BEOOKSHIRE, TX 74223 | 281.634.0064  
FIRM REGISTRATION NO. 10104141 FIRMREGISTRATIONSERVICES.COM

LAND TITLE SURVEY OF  
5.105 ACRES / 222,367 SQUARE FEET  
OF LAND  
SITUATED IN THE  
RUFUS GIRMES SURVEY  
ABSTRACT NO. 227  
GRIMES COUNTY, TEXAS

11/23/2020  
DATE

FELDED BY: JA/PPK | CHECKED BY: RPK | JOB NO. 10-20-00S0UT  
DRAWN BY: MJT | DATE: 11/18/2020 | SHEET NO. 1 OF 1