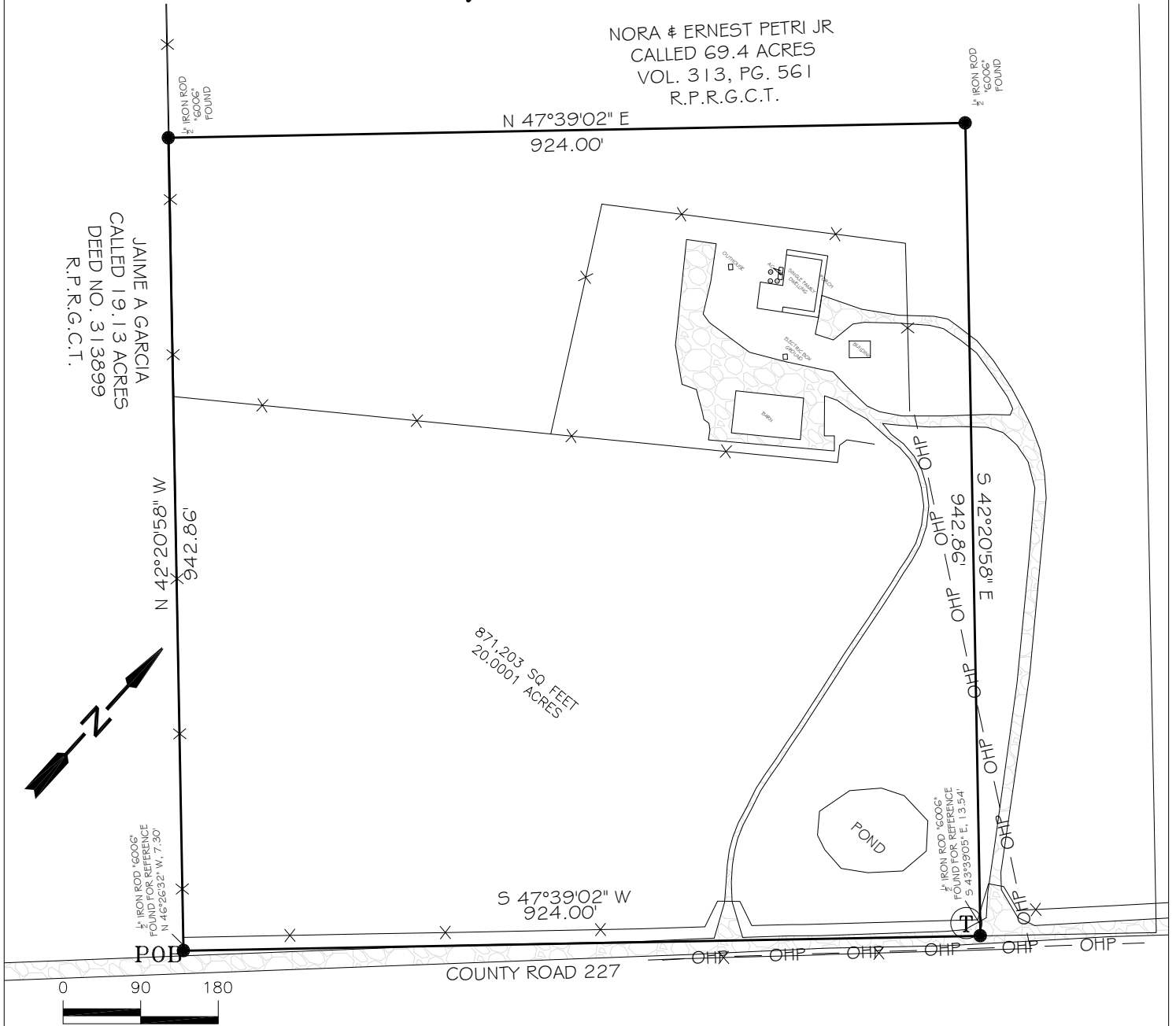


Survey of 20.0001 ACRES (871,203 SQ. FEET)
 more or less, situated in the S. WALKER SURVEY, A-474, Grimes County,
 Texas, as described in Volume 1305, Page 603, Real Public Records of Grimes
 County, Texas (R.P.R.G.C.T.)



Subject Address:
 7781 COUNTY ROAD 227
 BEDIAS, TEXAS 77831

This survey was completed without
 the benefit of a Title Commitment

Basis of Bearings for this Survey is
 Grid North from GPS Observation
 TEXAS CENTRAL 4203 NAD83

CERTIFICATION

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY
 CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER
 MY SUPERVISION THIS THE 21st DAY OF MAY, 2024.



Xavier Sandoval

LEGEND

- = Subject Property Line
- = Iron Rod Found As Noted
- Ⓣ = Communication Pedestal
- X- = Fence
- OHP- = Overhead Power Line
- POB = Point of Beginning
- Ⓟ = Propane Tank
- Ⓜ = Gas Meter
- AC□ = Air Conditioning Unit

XAVIER D. SANDOVAL, R.P.L.S. NO. 5886 DATE: 05.21.2024 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR	
CURRENT LISTED OWNER MATTHEW K PETRI 7781 CR 227 BEDIAS, TX 77831	
DRAWING NO: 2024-103	SCALE: 1" = 180'
DRAWN BY: CAC	DATE: 05/21/24
CHECKED BY: XDS	DATE: 05/21/24
SURVEYED BY: B.THEECK	
TBPELS NO. 10194595	

INTEGRITY BEYOND REPROACH | TITUS 2:8

1836 Surveying & Mapping
 100 West Main St. Madisonville, TX 77864
 Office: 936.348.9503
 Land Surveyors & Right of Way Professionals
 www.wesurveytexas.com

EXHIBIT "A"

Field Notes of Survey of 20.0001 Acres (871,203 SQ. FT.) more or less, situated in the S. WALKER SURVEY, A-474, Madison County, Texas, as described in Volume 1305, Page 603, Official Public Records of Grimes County, Texas (O.P.R.G.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a ½ inch iron rod (6006) found for reference being a point in County Road 227, the easternmost southeast corner of a called 19.13 acre tract of land conveyed to Jaime A Garcia in Deed No. 313899 of the real property records of Grimes County, Texas (R.P.R.G.C.T.), for the westernmost southwest corner and the "**POINT OF BEGINNING**" of the herein described 20.0001 acres;

THENCE N 46°26'32" E, departing County Road 227, a distance of 7.30 feet; **THENCE** N 42°20'58" E along and with the common boundary line of the called 19.13 acre Garcia Tract a distance of 942.86 feet to a ½ inch iron rod (6006) found, being an interior corner of the called 19.13 acre Garcia Tract, the westernmost southwest corner of a called 69.4 acre tract of land conveyed to Nora and Ernest Petri Jr. in Volume 313, Page 561 (R.P.R.G.C.T.), for the westernmost southwest corner of the herein described 20.0001 acres;

THENCE N 47°39'02" E, along and with the common line of the called 69.4 acre Petri Tract a distance of 924.00 feet to a ½ inch iron rod (6006) found, being an interior corner of the Called 69.4 acre Petri Tract, for the easternmost northeast corner the herein described 20.0001 acres

THENCE S 42°20'58" E, along and with the common line of the called 69.4 acre Petri Tract a distance of 942.86 feet to a point, **THENCE** S 43°39'05" E a distance of 13.54 feet to a ½ inch iron rod for reference (6006), being the southernmost southwest corner of the called 69.4 acre Petri Tract, a point in County Road 277, for the southernmost southeast corner of the herein described 20.0001 acres;

THENCE S 47°39'02" W, along and with County Road 227 a distance of 924.00 feet and back to the "**POINT OF BEGINNING**" and containing within these metes & bounds containing 20.0001 Acres (871,203 SQ. FT.), more or less. (All bearings are based on The Texas Coordinate System, Central Zone 4203, NAD83). I hereby certify that the foregoing legal description was prepared from an on the ground survey performed on May 21, 2024, under my supervision and it correctly represents the facts found at the time of the survey.


Registered Professional Land Surveyor
Texas Registration No. 5886

