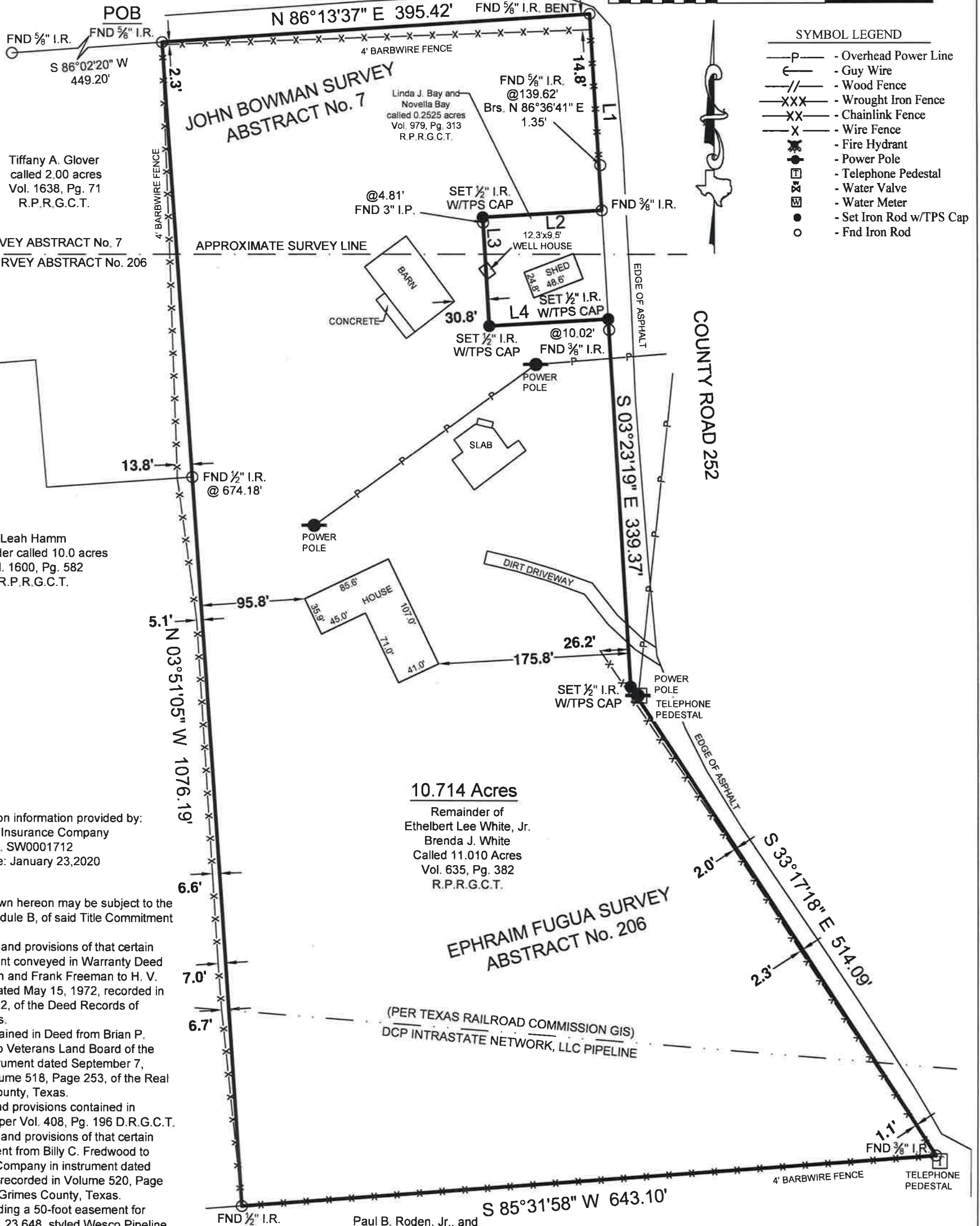


ELECTRIC LANE



SYMBOL LEGEND

- P- Overhead Power Line
- Guy Wire
- // Wood Fence
- XXX- Wrought Iron Fence
- XX- Chainlink Fence
- X- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

- 1) All terms, conditions, and provisions of that certain Right of Way/Easement conveyed in Warranty Deed from John S. Freeman and Frank Freeman to H. V. Risen in instrument dated May 15, 1972, recorded in Volume 306, Page 192, of the Deed Records of Grimes County, Texas.
- 2) Utility Easement contained in Deed from Brian P. Woodward, Trustee to Veterans Land Board of the State of Texas in instrument dated September 7, 1984, recorded in Volume 518, Page 253, of the Real Records of Grimes County, Texas.
- 3) Terms, Conditions, and provisions contained in boundary agreement per Vol. 408, Pg. 196 D.R.G.C.T.
- 4) All terms, conditions, and provisions of that certain Right of Way/Easement from Billy C. Fredwood to Phillips Natural Gas Company in instrument dated September 21, 1984, recorded in Volume 520, Page 35, Deed Records of Grimes County, Texas.
- 5) Final Judgment regarding a 50-foot easement for pipeline, in Cause No. 23,648, styled Wesco Pipeline vs. H. V. Risen, dated September 24, 1982, recorded in Volume 13, Page 447, District Court Records of Grimes County, Texas.
- 6) Any visible and apparent easements on or across the property herein described, which are not shown of record. (OTP Only)

General Notes:

- 1) Pipelines shown hereon are based on above ground markers only.

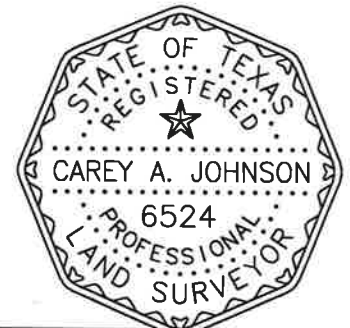
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48185C0350C having an effective date 04/03/2012.

Job No.: D351-01
 Scale: 1"=100'
 Date: 04/08/2020
 Drawn By: GD
 Field Crew: GR
 Revised: -

Purchaser Delvin Dewalt
 Address 1589 County Road 252, Anderson, Tx 77830
 Lot Tract 3, Block -, Section -
 Survey John Bowman & Ephraim Fugua Survey, A 7 & 206
 Area 10.714 Acres
 Subdivision -
 Volume 518, Page 253, Plat - Records -
 Grimes County, Texas

BEING a 10.714 acre tract of land situated in the John Bowman Survey Abstract Number 7, and the Ephraim Fugua Survey, Abstract Number 206, Grimes County, Texas, being the remainder of that certain called 11.010 acre tract described in instrument to Ethelbert Lee White, Jr., and Brenda J. White, recorded in Volume 635, Page 382 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), said 10.714 acre tract being more particularly described by attached metes and bounds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

TEXAS
 PROFESSIONAL SURVEYING, LLC

3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIELD NOTE DESCRIPTION

10.714 ACRES

IN THE JOHN BOWMAN SURVEY, ABSTRACT NUMBER 7, AND THE EPHRAIM FUGUA SURVEY, ABSTRACT NUMBER 206 GRIMES COUNTY, TEXAS

BEING a 10.714 acre tract of land situated in the John Bowman Survey Abstract Number 7, and the Ephraim Fugua Survey, Abstract Number 206, Grimes County, Texas, being the remainder of that certain called 11.010 acre tract described in instrument to Ethelbert Lee White, Jr., and Brenda J. White, recorded in Volume 635, Page 382 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), said 10.714 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the southerly margin of Electric Lane for the common northerly corner of said remainder tract and that certain called 2.00 acre tract described in instrument to Tiffany A. Glover, recorded in Volume 1638, Page 71, R.P.R.G.C.T., being the northwesterly corner of the herein described 10.714 acre tract, from which a 5/8 inch iron rod found for reference, bears South 86°02'20" West, 449.20 feet;

THENCE North 86°13'37" East, 395.42 feet, with the southerly margin of said Electric Lane, the northerly line of said remainder tract, to a 5/8 inch iron rod found, bent, at the intersection of the southerly margin of said Electric Lane, with the westerly margin of County Road 252 (C.R. 252), for the northeasterly corner of said remainder tract and the herein described 10.714 acre tract;

THENCE South 03°23'19" East, with the westerly margin of said C.R. 252, an easterly line of said remainder tract, at a distance of 139.62 feet, pass a 5/8 inch iron rod found for reference, bears North 86°36'41" East, 1.35 feet, in all, a total distance of 181.67 feet, 3/8 inch iron rod found for the northerly common east corner of said remainder tract and that certain called 0.2525 acre tract described in instrument to Linda J. Bay and Novella Bay, recorded in Volume 979, Page 313, R.P.R.G.C.T., being an easterly corner of the herein described 10.714 acre tract;

THENCE South 86°36'41" West, 110.00 feet, with the common line between said remainder tract and said 0.2525 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-0" set for a common corner of the same, being an interior corner of the herein described 10.714 acre tract;

THENCE South 03°23'19" East, continuing with said common line, at a distance of 4.81 feet, pass a 3 inch iron pipe found for reference, in all, a total distance of 100.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an interior corner of the herein described 10.714 acre tract;

THENCE North 86°36'41" East, 110.00 feet, continuing with said common line, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of said C.R. 252, for the southerly common east corner of said remainder tract and said 0.2525 acre tract, being an easterly corner of the herein described 10.714 acre tract;

THENCE South 03°23'19" East, 339.37 feet, with the westerly margin of said C.R. 252, an easterly line of said remainder tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an angle point in the westerly margin of said C.R. 252, being an angle point in the easterly line of the herein described 10.714 acre tract;

THENCE South 33°17'18" East, 514.09 feet, continuing with said westerly margin, an easterly line of said remainder tract, to a 3/8 inch iron rod found for the common easterly corner of said remainder tract and that certain called 40.506 acre tract described in instrument to Paul B. Roden, Jr., and Lou Alice Roden, recorded in Volume 300, Page 690, R.P.R.G.C.T., being the southeasterly corner of the herein described 10.714 acre tract;

THENCE South 85°31'58" West, 643.10 feet, with the common line between said remainder tract and said 40.506 acre tract, to a 1/2 inch iron rod found for the common southerly corner of said remainder tract and the remainder of that certain called 10.0 acre tract described in instrument to Leah Hamm, recorded in Volume 1600, Page 582, R.P.R.G.C.T., being the southwesterly corner of the herein described 10.714 acre tract;

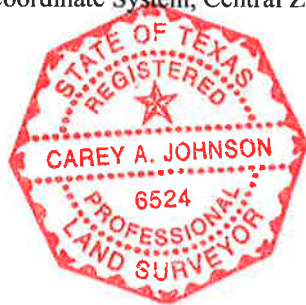
THENCE North 03°51'05" West, with the common line between said remainder tracts, at a distance of 674.18 feet, pass a 1/2 inch iron rod found for the common easterly corner of said remainder of 10.0 acre tract and said 2.00 acre tract, thence with the common line between said remainder of 11.010 acre tract and said 2.00 acre tract, in all, a total distance of 1076.19 feet, to the **POINT OF BEGINNING**.

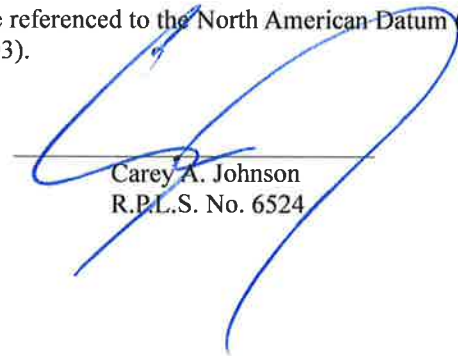
CONTAINING a computed area of 10.714 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 8, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number D351-01.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

April 13, 2020
Date




Carey A. Johnson
R.P.L.S. No. 6524