

PLANTERS ROW LANE

N 01° 05' 42" W 433.22'

Found Iron
Rod in 4"
PVC Pipe

RENEE L. MATTERN
11.91 ACRES

N 88° 54' 18" E

920.10'

Found
Iron Rod

440,007 Sq. Ft.
10.101 Acres

S 88° 54' 18" W

1111.20'

Found Iron
Rod in 4"
PVC Pipe

Point of
Beginning

RANDOLPH DALE DAVIDSON
4.594 ACRES

RAILROAD

S 24° 53' 51" E

473.50'

Found Iron
Rod in 4"
PVC Pipe

I, F.G. Huffman, a Registered Professional Surveyor in the State of Texas, hereby certify
to: **PURCHASER**
that this plot was made from an actual survey on the ground by me or under my
direction; that no encroachments exist at the time of this survey unless reflected
hereon; that said survey conforms to the current Texas Society of Professional
Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

F.G. Huffman
Reg. Professional Surveyor No. 1682



LEGEND

UE Utility Easement
AE Aerial Easement
WE Water Easement
BL Building Line
CP Covered Porch
ROW Right Of Way
IP Iron Pipe
IR Iron Rod
B/P Board Fence
X Wire Fence
W Wrought Iron Fence

This property lies within Zone X as per the
Flood Insurance Rate Map, GRIMES County,
Community No. 481173, Panel No. 0475.
Suffix C Dated 4-3-12.
NOTE: Zone X indicates outside 100 year flood plain.
Zone AE indicates within 100 year flood plain.

Survey of 10.101 Acres
in the Joel Greenwood
League, Abstract No. 20
Grimes County, Texas

6493 Planters Row Lane
Plantersville, Texas

REVISIONS

Bearing Reference
NAD83

Scale 1" = 100'
Date 5-27-17
Job # 17-0601
Key Map
Drawn FGH
Checked By FGH

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FGH

F. G. Huffman
Registered Professional Land Surveyor

P. O. Box 430792
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281 447 7802

Job. No. 17-0601

Exhibit A
Metes and Bounds

DESCRIPTION of a 440,007 Square Foot (10.101 Acres) tract of land in the Joel Greenwood League, Abstract No. 20, Grimes County, Texas and being that same tract as recorded in Vol. 1017, Page 197, Grimes County Deed Records and more particularly described by metes and bounds as follows,

BEGINNING at a found Iron Rod in a 4" PVC pipe in the East Right of Way of Planters Row Lane and being the Southwest corner of said 10.101 Acre tract,

THENCE, N 01° 05' 42" W, along the East Right of Way of Planters Row Lane, a distance of 433.22 feet to a found Iron Rod in a 4" PVC pipe for the Northwest corner of the tract herein described,

THENCE, N 88° 54' 18" E, along the common line of the Renee L. Mattern 11.91 Acre tract, a distance of 920.10 feet to a found Iron rod in the West Right of Way of a Railroad for the Northeast corner of the tract herein described,

THENCE, S 24° 53' 51" E, along the West Right of Way of said Railroad, a distance of 473.50 feet to a found Iron rod in a 4" PVC pipe for the Southeast corner of the tract herein described,

THENCE, S 88° 54' 18" W, along the common line of the Randolph Dale Davidson 4.594 Acre tract, a distance of 1111.20 feet to the POINT OF BEGINNING and containing 10.101 Acres.


F. G. Huffman
RPLS No. 1682

