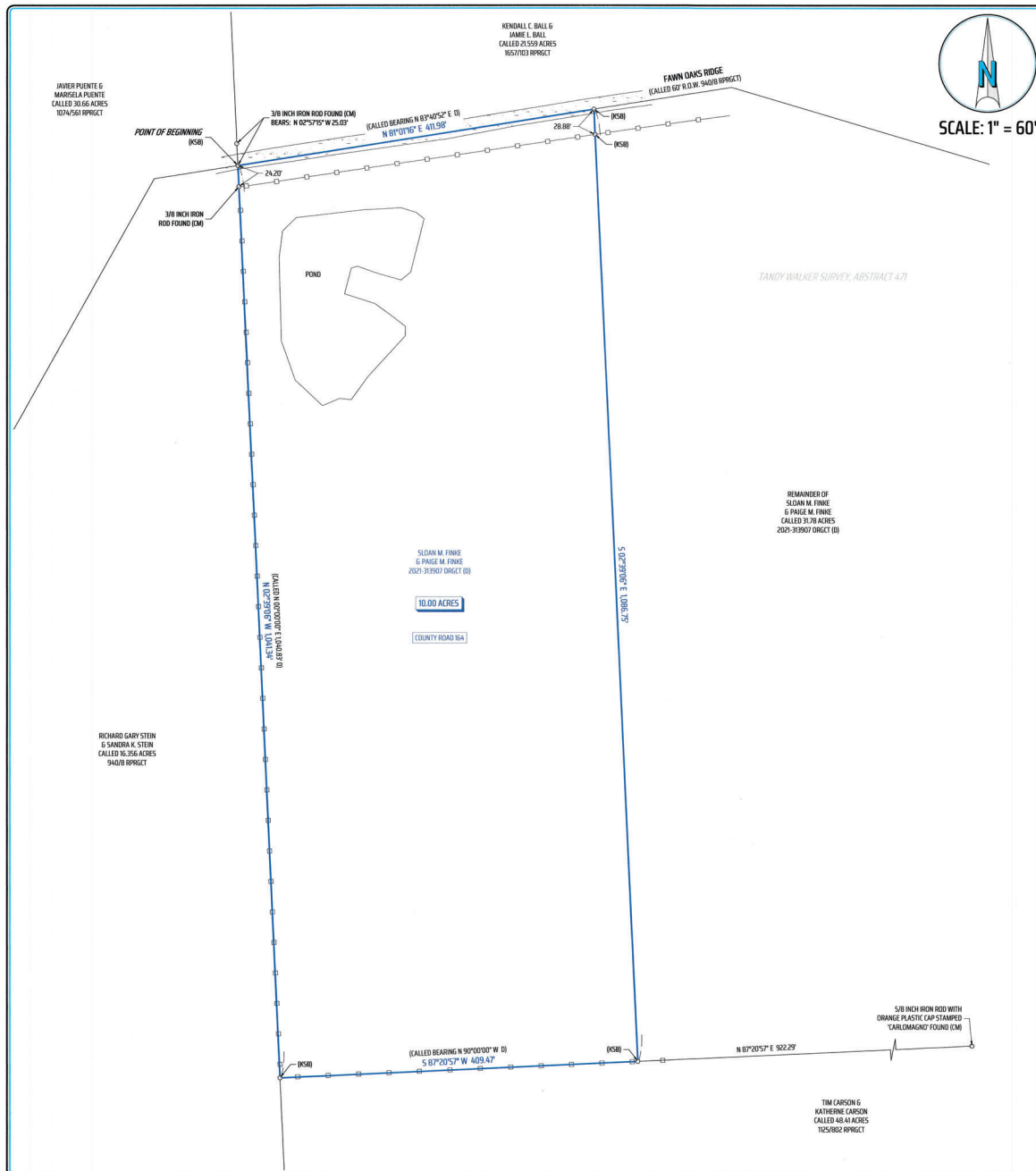




FIELD NOTES DESCRIPTION:

A FIELD NOTES DESCRIPTION OF 10.00 ACRES IN THE TANDY WALKER SURVEY, ABSTRACT 471, GRIMES COUNTY, TEXAS, SAID 10.00 ACRE TRACT BEING A PORTION OF A CALLED 31.78 ACRE TRACT OF LAND DESCRIBED TO SLOAN M. FINKE AND PAIGE M. FINKE IN F.E. # 2021-31907 OF THE OFFICIAL RECORDS OF GRIMES COUNTY, TEXAS (DRGCT); SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set hereinafter referred to as a 1/2-inch iron rod set for the northwest corner of said Finke 31.78 acre tract, same being the southwest corner of a called 21.559 acre tract of land described to Kendall C. Ball and Jamie L. Ball recorded in Volume 1051, Page 103 of the Real Property Records of Grimes County, Texas (RRPGCT), same also being the northeast corner of a called 16.356 acre tract of land described to Richard Gary Stein and Sandra K. Stein recorded in Volume 940, Page 6 (RRPGCT), said iron rod lying within the occupied right-of-way of Fawn Oaks Ridge (called 66' wide right-of-way per RRPGCT), from which a 3/8-inch iron rod found in the occupied north right-of-way line of said Fawn Oaks Ridge bears N 02° 57' 15" W a distance of 25.03 feet;

THENCE, with the common line of said Ball 21.559 acre tract and said Finke 31.78 acre tract, N 07° 07' 10" E a distance of 48.98 feet to a 1/2-inch iron rod set for the northeast corner of the herein described 10.00 acre tract, same lying in the occupied right-of-way of said Fawn Oaks Ridge;

THENCE, departing said Ball 21.559 acre tract, over and across said Finke 31.78 acre tract, S 02° 39' 00" E, at a distance of 28.88 feet passing a 1/2-inch iron rod set in a fence line for reference, same being the occupied south right-of-way line of said Fawn Oaks Ridge, continuing in all for a total distance of 1086.75 feet to a 1/2-inch iron rod set in the south line of said Finke 31.78 acre tract and the north line of a called 48.41 acre tract of land described to Tim Carson and Katherine Carson in Volume 1025, Page 602 (RRPGCT), from which a 5/8-inch iron rod with an orange plastic cap stamped "CARLDMAGNO" found for the southeast corner of said Finke 31.78 acre tract bears N 87° 20' 57" E, a distance of 902.29 feet;

THENCE, with the common line of said Finke 31.78 acre tract and said Carson 48.41 acre tract, S 87° 20' 57" W, a distance of 409.47 feet to a 1/2-inch iron rod set for the common southwest corner of the herein described 10.00 acre tract and said Finke 31.78 acre tract, same being the northeast corner of said Carson 48.41 acre tract, same also being in the east line of aforesaid Stein 16.356 acre tract;

THENCE, departing said Carson 48.41 acre tract, with the common line of said Finke 31.78 acre tract and said Stein 16.356 acre tract, N 02° 39' 00" W, at a distance of 1072.34 feet passing a 3/8-inch iron rod found in a fence line for the occupied south right-of-way line of said Fawn Oaks Ridge, continuing in all for a total distance of 1041.34 feet to the POINT OF BEGINNING and containing 10.00 acres, more or less.

REMANDED OF
SLOAN M. FINKE
& PAIGE M. FINKE
CALLED 17.76 ACRES
2021-31907 DRGCT (D)

SLOAN M. FINKE
& PAIGE M. FINKE
2021-31907 DRGCT (D)

10.00 ACRES

COUNTY ROAD 96A

LEGEND:

DRGCT = DEED RECORDS OF
GRIMES COUNTY, TEXAS

DRGCT = OFFICIAL RECORDS OF
GRIMES COUNTY, TEXAS

RRPGCT = REAL PROPERTY
RECORDS OF GRIMES COUNTY,
TEXAS

123/456 = VOLUME AND PAGE
FROM PUBLIC COUNTY RECORDS

R.O.W. = RIGHT-OF-WAY

(1) = RECORD INFORMATION

(D) = DEED: 2021-31907 DRGCT

WIRE MESH FENCE

GRAVEL

BUYER	JUSTIN PARRISH AND TAYLOR PARRISH
TITLE	FIRST NATIONAL TITLE INSURANCE
COMPANY	COMPANY
S.F. No.	NW230264

GENERAL NOTES:

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORP SOLUTION 2 (MYCS).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A CORRECTION SCALE FACTOR OF 1.000734830133 (CALCULATED USING GEORGS).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

(KSR) DENOTES A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET.

THIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, OF NO. NW230264, EFFECTIVE DATE: FEBRUARY 17, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 01: EASEMENT TO TEXAS TELEPHONE & TELEGRAPH COMPANY RECORDED IN 237/43, DRGCT; THIS EASEMENT IS BLANKET IN NATURE AND NOT PLATTABLE.
- ITEM 10: EASEMENT TO GRIMES COUNTY RECORDED IN 383/97, DRGCT; DOES NOT APPEAR TO AFFECT THIS TRACT.
- ITEM 10: EASEMENT TO CARLOS WATER SUPPLY CORPORATION RECORDED IN 444/562, RRPGCT; THIS EASEMENT IS BLANKET IN NATURE AND NOT PLATTABLE.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE "C" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE GRIMES COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48185C03DSC, EFFECTIVE DATE: 04-03-2002, BY GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE TO THE ACCURACY OF SAID MAP.

SURVEYOR'S CERTIFICATE:

I, DUSTIN C. KAISER, R.P.L.S. NO. 6918, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY "A" CONDITION 1 LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

DUSTIN C. KAISER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6918



LAND TITLE SURVEY
OF A
10.00 ACRE TRACT
BEING A PORTION OF A CALLED 31.78 ACRE TRACT DESCRIBED IN
FILE # - 2021-31907 DRGCT
LYING IN
THE TANDY WALKER SURVEY, ABSTRACT 471
GRIMES COUNTY, TEXAS



"When one person stands
to gain over another, the
facts must be uncovered"

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 03-21-2023 | PLAT DATE: 03-24-2023
JOB NUMBER: 23-217 | CAD NAME: 23-217-TITLE
POINT FILE: 23-217 (cont); 23-217 (pb)
DRAWN BY: KTL CHECKED BY: DK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (817) 268-3105
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM