

Called 30.573 Acres
Robert L. & Melania M. Hallonquist
Vol. 1158, Pg. 342, D.R.G.C.T.

Scale: 1" = 60'



POINT OF BEGINNING

S 89°59'00" E 431.89'

Found 1/2" Iron Rod

Found 3/4" Iron Rod

LEGEND:

RECORD DATA	(*****)
UTILITY EASEMENT	U.E.
DEED RECORDS OF	
GRIMES COUNTY, TEXAS	D.R.G.C.T.
WIRE FENCE	— X — X —
ELECTRIC	
POWER POLE	— O —
OVERHEAD LINE	— E — E —
WATER	
VALVE	— O —
METER	— M —

**CALCULATED
5.695 ACRES**

Called 5.70 Acres
Rick Burnham & Frank Fannin
Vol. 1377, Pg. 118, D.R.G.C.T.

Called West 1/2 of 11.391 Acres
Kenneth & Debbie Welch
Vol. 1262, Pg. 668, D.R.G.C.T.

N 00°01'00" E 574.42'

S 00°01'00" W 574.42'
BEARING BASIS

Called a 8.159 Acre
60 foot Roadway Easement
Vol. 364, Pg. 578, D.R.G.C.T.

30' Gulf States Utilities Easement
Vol. 385, Pg. 523, D.R.G.C.T.

10' U.E.
Vol. 364, Pg. 578
D.R.G.C.T.

Found 1/2" Iron Rod

Found 3/4" Iron Rod

N 89°59'00" W 431.89'

COUNTY ROAD 311 a/k/a DEBRA STREET
(Called a 8.159 Acre 60 foot Roadway Easement, Vol. 364, Pg. 578, D.R.G.C.T.)

Being a 5.695 acre tract of land situated in the Franklin J. Greenwood Survey, Abstract No. 19, of Grimes County, Texas, same being that certain tract of land conveyed to Rick Burnham and Frank Fannin in Vol. 1377, Pg. 118, D.R.G.C.T. and described in Vol. 637, Pg. 383, D.R.G.C.T., also being out of a called 11.391 acre tract described in Vol. 394, Pg. 848, D.R.G.C.T., and said 5.695 acre tract being more particularly described by the attached metes and bounds.

TO KOLBY PICHOTTA, BRITTANY PICHOTTA AND FIDELITY NATIONAL, TITLE COMPANY, EXCLUSIVELY,
I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION III SURVEY, ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGER" OF THE COPYRIGHT.

Notes:

- (1) The basis of bearing is the description of the subject property recorded in Volume 637, Page 383, D.R.G.C.T.
- (2) This plat correctly shows the location of easements, restrictions, and building set backs of records as listed in Fidelity National Title Company's, Schedule B, GF No. G-118163F1, Commitment issued on December 29, 2011.
- (3) The street address of the subject property is not known.
- (4) Property may be subject to a Right-of-Way dated November 8, 1946, executed by Joe Kuta and wife, Katie Kuta to Magnolia Pipe Line Company, recorded in Vol. 180, Pg. 613, D.R.G.C.T., no aboveground evidence found at the time of the Survey.



Steven E. Laughlin
R.P.L.S. # 5178

DATE: December 05, 2012

JOB # 12-252

Fidelity National Title Company - GF No. G-118163F1