

200 0 200 400 600
GRAPHIC SCALE - FEET

Reduced
SCALE = 200'

ALLEN VINCE SURVEY, A-56

WILLIAM THOMAS, JR., TRUSTEE
OF ANNE G. THOMAS TRUST
VOL. 198, PAGE 511
DECEMBER 41
(FIRST TRACT)
CALLED 300 ACRES
VOL. 158, PAGE 118

OBEEDIENCE HILL SURVEY, A-254
GRIMES COUNTY, TEXAS

216.204 ACRES

(SEE DETAIL 1)

(SEE DETAIL 2)

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°11'17.24" N - LONGITUDE: 95°50'10.78" W. (WGS-84)
2. THERE WAS A SEPARATE METES AND BOUNDS DESCRIPTION PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH OLD REPUBLIC TITLE COMPANY OF TEXAS, (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) TITLE COMMITMENT OF NO. 0805010, DATED EFFECTIVE JULY 8, 2008, SCHEDULE B, NO. 9 LIST THE FOLLOWING RIGHT-OF-WAYS AND EASEMENTS:

(A) RIGHT-OF-WAY DATED JANUARY 13, 1912 EXECUTED BY W. A. HANCOCK, ET AL. TO WILSON PETERSON COMPANY, INCORPORATED IN VOLUME 15, PAGE 224, DEED RECORDS OF GRIMES COUNTY, TEXAS. THIS IS A BLANKET TYPE EASEMENT NOT DEFINED BY METES AND BOUNDS.

(B) RIGHT-OF-WAY AND EASEMENT DATED MARCH 24, 1988 EXECUTED BY T. A. WITT TO HANCOCK AS A PENDING COMPANY, INCORPORATED IN VOLUME 275, PAGE 38 DEED RECORDS OF GRIMES COUNTY, TEXAS. THIS EASEMENT IS NOT DEFINED BY METES AND BOUNDS AND SHALL BE THE WIDTH TO BE 30 FEET. THIS EASEMENT IS SHOWN ON THE PLAT AS EASEMENT ALONG AN EXISTING TOWER MAST AND IS NOT DEFINED BY METES AND BOUNDS.

(C) RIGHT-OF-WAY AND EASEMENT DATED MARCH 24, 1988 EXECUTED BY T. A. WITT TO HANCOCK AS A PENDING COMPANY, INCORPORATED IN VOLUME 275, PAGE 38 DEED RECORDS OF GRIMES COUNTY, TEXAS. THIS IS A BLANKET TYPE EASEMENT NOT DEFINED BY METES AND BOUNDS.

THESE EASEMENTS BEING OF THE NATURE OF EASEMENTS FOR ELECTRIC LINES AND TO BE USED FOR THE CONVEYANCE OF ELECTRIC LINES AND TO BE USED ABOVE GROUND SURFACE. THE EXISTING POWER LINES ARE SHOWN ON THE PLAT. THE UNDERGROUND ELECTRIC LINES ARE NOT SHOWN DUE TO THEIR UNKNOWN BURIED LOCATION.

SURVEY MAP

SHOWING A SURVEY OF 216.204 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON, LING AND BEING SITUATED IN GRIMES COUNTY, TEXAS, PART OF THE OBEEDIENCE HILL SURVEY, A-254, BEING A RESURVEY OF THE SAME LAND DESCRIBED AS 216.144 ACRES IN THE DEED FROM THOMAS P. REED AND WIFE, LENA REED TO DEAN L. SANDERS AND WIFE, CYNTHIA O. SANDERS, DATED FEBRUARY 15, 1965, AS RECORDED IN VOLUME 821, PAGE 254, IN THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

NOTE:

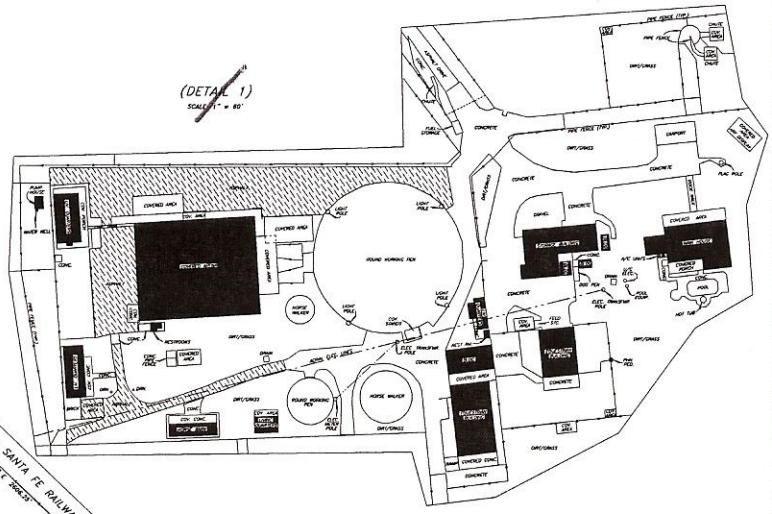
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PLAN, NUMBER 481773 0008 B, EFFECTIVE DATE AUGUST 01, 1988, GRIMES COUNTY, TEXAS.

PROPOSED IMPROVEMENTS: THE HIDEOUT RANCH, INC.
PROPERTY ADDRESS: 10288 SANDERS RANCH ROAD
ANDERSON, TEXAS 77830

HODDE & HODDE LAND SURVEYING, INC.
615 EAST HORTON STREET
BREMEN, TEXAS 77823
(979) 836-5681
FAX (979) 836-5682
WWW.HODDELANDSURVEYING.COM
(409) 723-1480 - SANDERS/ALLEN - #10 NO. 3110

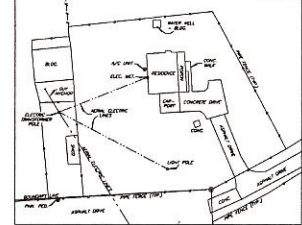
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LAND SURVEYING, INC.
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(DETAIL 1)
SCALE 1" = 80'



WILLIAM THOMAS, JR., TRUSTEE
OF ANNE G. THOMAS TRUST
VOL. 198, PAGE 511
DECEMBER 41
(FIRST TRACT)
CALLED 103.3 ACRES
VOL. 216, PAGE 71

(DETAIL 2)
SCALE 1" = 80'



CERTIFICATION

THE STATE OF TEXAS
COUNTY OF GRIMES
I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 216.204 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON, IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.
DATED THIS 20TH DAY OF JULY, 2009, A.D.

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING
815 EAST HORTON STREET
BREMEN, TEXAS 77823
(979) 836-5681

