

NOTES

1. FENCES MEANDER.
2. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48185C0150C, DATED APRIL 3, 2012, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
3. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT C.F. NO. G-160134N, DATED MAY 26, 2016 PROVIDED BY GRIMES COUNTY TITLE, INC. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
4. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JUNE 6, 2016 PREPARED BY PAYNE INDUSTRIES, LLC.
5. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

LEGEND

DRGCT	DEED RECORDS OF GRIMES COUNTY, TEXAS
RPRGCT	REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS
	1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "MLR 4089" OR OTHERWISE NOTED
	1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
	3/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
	FENCE POST
	UTILITY POLE, OVERHEAD UTILITY LINE, GUY
	WIRE FENCE



NOTES CORRESPONDING TO SCHEDULE B

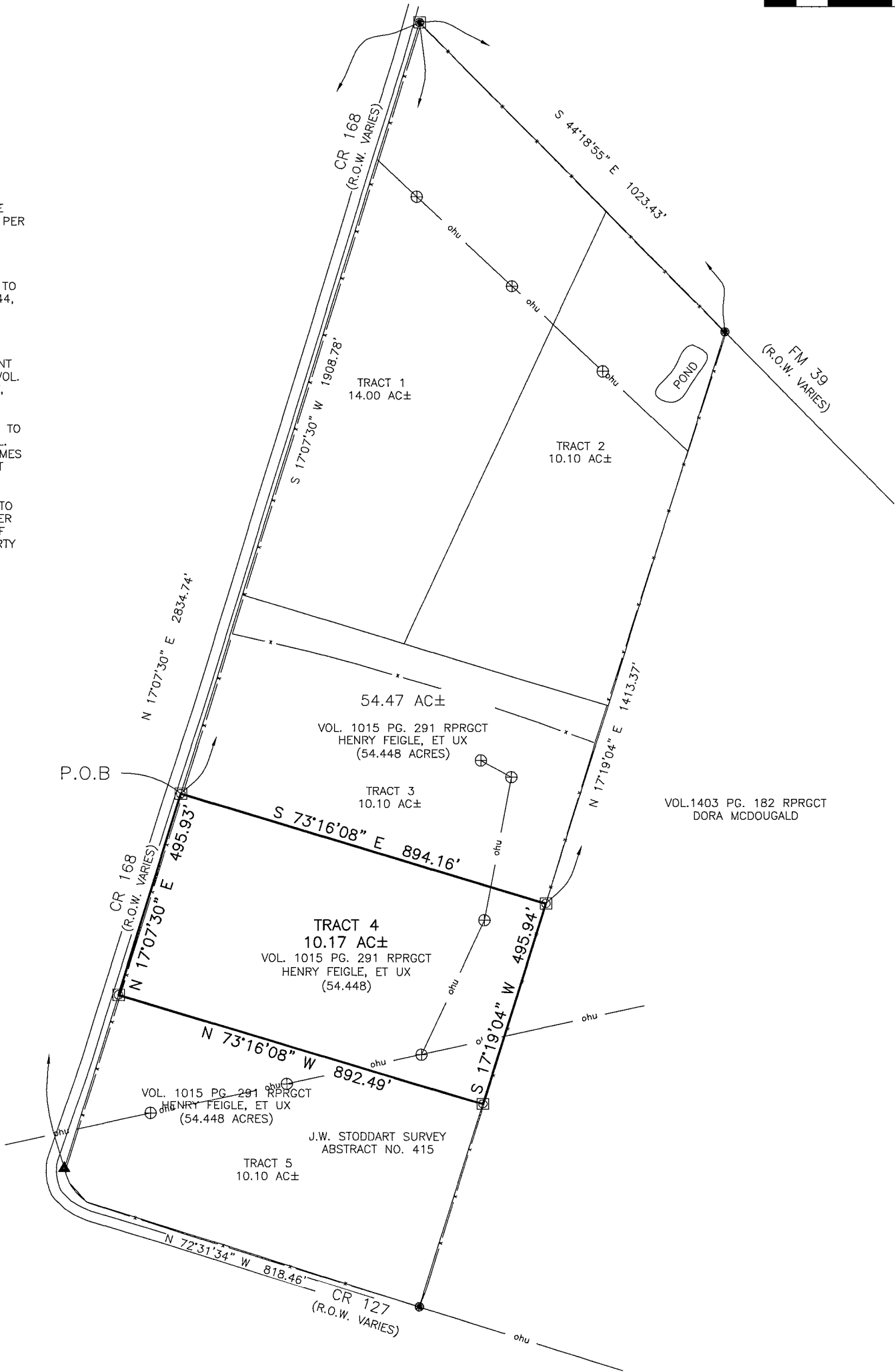
10(h) BLANKET PIPELINE, TELEGRAPH & TELEPHONE EASEMENT GRANTED TO MAGNOLIA PETROLEUM CO. PER VOL. 73, PG. 237, DEED RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.

10(i) BLANKET 15' WATERLINE EASEMENT GRANTED TO CARLOS WATER SUPPLY CORPORATION PER VOL. 444, PG. 531, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.

10(j) ELECTRIC, TELEGRAPH & TELEPHONE EASEMENT GRANTED TO GULF STATES UTILITY COMPANY PER VOL. 114, PG. 498, DEED RECORDS OF GRIMES COUNTY, TEXAS. MAY AFFECT SUBJECT PROPERTY.

10(n) BLANKET 20' WATERLINE EASEMENT GRANTED TO WICKSON CREEK SPECIAL UTILITY DISTRICT PER VOL. 1019, PG. 244, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.

10(o) BLANKET 20' ELECTRIC EASEMENT GRANTED TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION PER VOL. 1034, PG. 632, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.



VOL.1403 PG. 182 RPRGCT
DORA MCDUGALD



TO MARC ABBEY, WENDY ABBEY AND GRIMES COUNTY TITLE, INC. EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON MAY 3, 2016; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

PHILLIP PAYNE, R.P.L.S. NO. 6064

10.17 ACRES, MORE OR LESS,
IN THE J.W. STODDART
SURVEY, ABSTRACT 415,
GRIMES COUNTY, TEXAS



PAYNE
INDUSTRIES
SURVEYING - CIVIL ENGINEERING - GIS

CORPORATE OFFICE:
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FIRM REGISTRATION: 10193780 & F-16791

G.F. NO. G-160134N
JOB NUMBER: 1130-002-16
CLIENT: BEAU SKINNER
DATE: JUNE 6, 2016
FIELD CREW: RS, FG
OFFICE: LB
FB/PG: 47/32, 39/63

FIELD NOTE DESCRIPTION OF 10.17 ACRES, MORE OR LESS, IN THE J.W. STODDART SURVEY, ABSTRACT 415, GRIMES COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 54.448 ACRES IN A DEED TO HENRY FEIGLE AND WIFE, PANSY FEIGLE RECORDED IN VOLUME 1015, PAGE 291, RPRGCT (REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod with cap stamped "MLR 4089" found at the north corner of that called 54.448 acre tract in deed to Henry Feigle and wife, Pansy Feigle recorded in Volume 1015, Page 291, RPRGCT (Real Property Records of Grimes County, Texas) and at the southeast intersection of CR 168 and FM 39;

THENCE leaving FM 39 and with the southeast line of CR 168 and the northwest line of the Feigle tract, **S 17°07'30" W a distance of 1908.78 feet** to a 1/2" iron rod set at the **POINT OF BEGINNING** and the north corner of this description;


THENCE leaving said CR 168 and the **POINT OF BEGINNING** and crossing the Feigle tract **S 73°16'08" E a distance of 894.16 feet** to a 1/2" iron set in the southeast line of the Feigle tract and in the northwest line of property conveyed in a deed to Dora McDougald in Volume 1403, Page 182 RPRGCT and being the east corner of this description;

THENCE with the southeast line of the Feigle tract and the northwest line of the McDougald tract **S 17°19'04" W a distance of 495.94 feet** to the south corner of this description;

THENCE leaving the McDougald tract and crossing the Feigle tract **N 73°16'08" W a distance of 892.49 feet** to a 1/2" iron rod set on the southeast line of said CR 168 and the northwest line of the Feigle tract for the west corner of this description;

THENCE with the southeast line of CR 168 and the northwest line of the Feigle tract, **N 17°07'30" E a distance of 495.92 feet** to the **POINT OF BEGINNING**. There are 10.17 acres, more or less, described in these field notes.

All iron rods set are capped with a plastic cap stamped "Payne 6064". The bearing basis for this survey was determined from GPS observations and refers to Grid North of the Texas SPC NAD 83, Central Zone. This description was prepared by Payne Industries, LLC from an on the ground survey performed on May 3, 2016 and corresponds to a survey plat referenced as job number 1120-002-16.


Phillip C. Payne RPLS #6064
Job No. 1120-002-16
June 6, 2016

