

Marcus D. Nobles  
& Bennie R. Nobles  
95.25 Acre Tract  
Mill McDowell Survey, A-38  
Grimes County, Texas

Field notes of a 95.25 acre tract or parcel of land, lying and being situated in the Mill McDowell Survey, Abstract No. 38, Grimes County, Texas, and being all of the 94.854 acre tract described in the deed from Allen A. Holth and Joan V. Holth, to Marcus D. Nobles and Bennie R. Nobles, recorded in Volume 1029, Page 247, of the Real Property Records of Grimes County, Texas, and said 95.25 acre tract being more particularly described as follows:

**BEGINNING** at a ½" iron rod set at the common corner between the beforementioned 94.854 acre tract and the 11.476 acre tract described in the deed to Russell Eugene Rogers recorded in Volume 1176, Page 730, of the Real Property Records of Grimes County, Texas, from which an 8" cedar post fence corner bears N 15° 53' W - 0.9 feet, said ½" iron rod also lying in the average north fenced line of County Road No. 107;

THENCE along the average north fenced line of County Road No. 107, as follows:

|                 |  |
|-----------------|--|
| N 80° 57' 21" W | for a distance of 648.05 feet to a ½" iron rod set, from which a 2" steel pipe fence post bears N 09° E - 0.5 feet,  |
| N 82° 03' 42" W | for a distance of 598.78 feet to a 2" steel pipe fence post,   |
| N 83° 22' 04" W | for a distance of 168.03 feet to a 3" creosote post fence corner marking the beginning of a barbed wire fence,   |
| N 80° 22' 58" W | for a distance of 374.84 feet, from which a 3" creosote post fence corner bears N 09° E - 0.6 feet,  |
| N 76° 33' 34" W | for a distance of 295.64 feet to a 6" creosote gate post,  |
| N 82° 09' 44" W | for a distance of 218.61 feet to the common corner between the beforementioned 94.854 acre tract and a 23.383 acre tract described in the deed to William E. Nevill, recorded in Volume 354, Page 624, of the Real Property Records of Grimes County, Texas; |

THENCE along the common line between the beforementioned 94.854 acre tract and the 23.383 acre tract, adjacent to a fence, as follows:

|                 |  |
|-----------------|--|
| N 12° 13' 08" E | at a distance of 8.5 feet pass a ⅜" iron rod found, continue on, for a total distance of 832.47 feet to a ½" iron rod set, from which a 4" cedar gate post bears N 12° 13' E - 7.3 feet,   |
| N 09° 18' 00" E | for a distance of 462.67 feet to a ⅜" iron rod found at a 6" cedar post fence corner, said ⅜" iron rod also lying in the south line of the M. D. Nevill - 60 acre tract (ownership transferred by Will dated February 24, 1997); |

THENCE along the common line between the beforementioned 94.854 acre tract and the 60 acre tract, as follows:

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S 80° 50' 00" E for a distance of 650.86 feet to a ½" iron rod set at an ell corner of the 94.854 acre tract and on the approximate south bank of a branch, from which a 32" post oak tree fence corner bears N 65° 20' E - 25.4 feet, said ½" iron rod also being the southwest corner of the 208 acre - First Tract described in the deed to James Scott Harvey, recorded in Volume 867, Page 330, of the Real Property Records of Grimes County, Texas,

N 09° 11' 00" E for a distance of 581.11 feet to a ½" iron rod set at the northwest corner of the said 94.854 acre tract, from which a 4" creosote post fence corner bears N 22° 42' E - 1.9 feet;

THENCE S 85° 20' 00" E along the north line of the beforementioned 94.854 acre tract, adjacent to a fence, for a distance of 1815.97 feet to a ½" iron rod set in a branch, at the northeast corner of the said 94.854 acre tract, and in the west line of a 25.825 acre tract, described in the deed to Richard Hammond, recorded in Volume 1194, Page 244, of the Real Property Records of Grimes County, Texas, said ½" iron rod also being in the east line of the beforementioned 208 acre - First Tract;

THENCE along the common line between the beforementioned 94.854 acre tract and the following two tracts: the Hammond - 25.825 acre tract, and a 24.931 acre tract described in the deed to Charles O. McDuffie, Jr., recorded in Volume 938, Page 165, of the Real Property Records of Grimes County, Texas, adjacent to a fence, as follows:

S 09° 41' 00" W at a distance of 602.8 feet pass a ⅜" iron rod found marking the common corner between the 25.825 acre tract and the 24.931 acre tract, continue on, for a total distance of 713.99 feet to a ⅜" iron rod found marking an ell corner of the said 94.854 acre tract,

N 80° 44' 09" W for a distance of 169.96 feet to a ⅜" iron rod found, from which a 36" post oak tree fence corner bears S 80° 41' E - 9.4 feet;

THENCE S 10° 23' 00" W along the common line between the beforementioned 94.854 acre tract and the following two tracts: the McDuffie - 24.931 acre tract and the beforementioned Rogers - 11.476 acre tract, adjacent to a fence, for a distance of 1302.44 feet to the **PLACE OF BEGINNING**, containing 95.25 acres of land, more or less.



Surveyed: April, 2011

By:   
S. M. Kling  
R.P.L.S. No. 2003

Prepared 04/27/11  
kes11-dvd\Nobles - 95.25ac.wpd

SCALE: 1"=200'

FORMERLY M. D. NEVILL  
60 ACRES  
(OWNERSHIP TRANSFER BY WILL  
DATED: FEB. 24, 1997)

JAMES SCOTT HARVEY  
REMAINDER OF 208 ACRES  
1st TRACT  
VOL. 867, PG. 330  
(ESTIMATED TO BE 181 ACRES)

ROBERT M. STAFFORD  
AND ASHLI D.  
STAFFORD, HUSBAND  
AND WIFE  
19.933 ACRES  
VOL. 1053, PG. 589

RICHARD HAMMOND  
25.825 ACRES  
VOL. 1194, PG. 244

CHARLES O. McDUFFIE, JR. and  
wife, ANN J. McDUFFIE  
24.931 ACRES  
VOL. 938, PG. 165


RUSSELL EUGENE ROGERS  
11.476 ACRES  
VOL. 1176, PG. 730

95.25 ACRE TRACT

CALLED 94.854 ACRES  
VOL. 1029, PG. 247

## NOTES (Cont.):

5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY NAVASOTA ABSTRACT & TITLE COMPANY, INC., GF NO. N-115063S, EFFECTIVE DATE: APRIL 18, 2011, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

- c.) 50' WIDE ELECTRICAL EASEMENT - GULF STATES UTILITIES COMPANY - VOL. 124, PG. 247, HAVING A DEFINED LOCATION. WE ARE UNABLE TO LOCATE THIS EASEMENT BASED ON THE INFORMATION CONTAINED WITHIN THE EASEMENT. IT IS RECOMMENDED THAT GULF STATES UTILITIES COMPANY BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- f.) PIPELINE EASEMENT AS SHOWN ON SURVEY PLAT ATTACHED TO DEED RECORDED IN VOL. 354, PG. 633 CONTAINS NO PLOTTABLE DATA.
- g.) 30' WIDE PIPELINE EASEMENT - ENSEARCH CORPORATION - VOL. 424, PG. 473. THE APPROX. LOCATION OF THIS EASEMENT IS SHOWN HEREON. IT IS RECOMMENDED THAT ENSEARCH CORPORATION BE CONTACTED TO DETERMINE A MORE ACCURATE LOCATION OF THIS EASEMENT.
- h.) 50' WIDE PIPELINE EASEMENT - PRODUCER'S GAS COMPANY - VOL. 603, PG. 506. THE APPROX. LOCATION OF THIS EASEMENT IS SHOWN HEREON. IT IS RECOMMENDED THAT PRODUCER'S GAS COMPANY BE CONTACTED TO DETERMINE A MORE ACCURATE LOCATION OF THIS EASEMENT.
- i.) 50' WIDE PIPELINE EASEMENT - PRODUCER'S GAS COMPANY - VOL. 641, PG. 587. HAVING NO DEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT PRODUCER'S GAS COMPANY BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- m.) PIPELINE EASEMENT - SNYDER GAS SYSTEMS, INC. - VOL. 803, PG. 156, HAVING AN UNDEFINED WIDTH AND LOCATION (BLANKET). IT IS RECOMMENDED THAT SNYDER GAS SYSTEMS, INC. BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- n.) 20' WIDE PIPELINE EASEMENT - MID-SOUTH ELECTRIC COOPERATIVE, INC. - VOL. 830, PG. 321, HAVING AN UNDEFINED WIDTH AND LOCATION (BLANKET). IT IS RECOMMENDED THAT MID-SOUTH ELECTRIC COOPERATIVE, INC. BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- o.) 25' WIDE PIPELINE EASEMENT - SNYDER GAS SYSTEMS, INC. - VOL. 855, PG. 577, HAVING AN UNDEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT SNYDER GAS SYSTEMS, INC. BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- p.) 20' WIDE ELECTRICAL EASEMENT - MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION dba MID-SOUTH SYNERGY - VOL. 1055, PG. 22, HAVING AN UNDEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION dba MID-SOUTH SYNERGY BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- q.) 50' WIDE PIPELINE EASEMENT - ETC TEXAS PIPELINE, LTD. - VOL. 1064, PG. 264, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- r.) 50' WIDE PIPELINE EASEMENT - ETC TEXAS PIPELINE, LTD. - VOL. 1069, PG. 691, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
6.  AREA OF POSSIBLE CONFLICT (0.14 ACRE)

SELDOM DOES A FENCE LIE EXACTLY ON THE BOUNDARY LINE OF THE PROPERTY. A FENCE WILL USUALLY DEVIATE, AT ONE OR MORE PLACES ALONG IT'S COURSE, FROM THE TRUE BOUNDARY. THESE DEVIATIONS MAY RANGE FROM MINOR VARIATIONS TO SUBSTANTIAL ENCROACHMENTS/PROTRUSIONS.

AREAS OF POSSIBLE CONFLICT CAUSED BY THE ADJOINER'S APPARENT POSSESSION, IT IS UNCLEAR WHETHER ALL THE ELEMENTS OF THE DOCTRINE OF ADVERSE POSSESSION HAVE BEEN SATISFIED, I.E.:

ACTUAL POSSESSION  
HOSTILE INTENT  
CONTINUOUS POSSESSION  
STATUTORY PERIOD

WE RECOMMEND THAT LEGAL COUNSEL BE SOUGHT AS TO POSSIBLE CURATIVE ACTION WHICH CAN BE TAKEN TO RESOLVE THE POSSIBLE CONFLICT BETWEEN THE RESURVEYED PROPERTY LINE AND CURRENT OCCUPATION.

## NOTES:

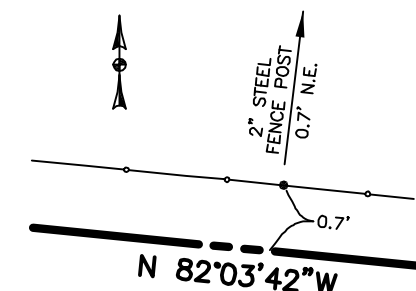
1. BASIS OF BEARINGS IS THE REESTABLISHED NORTH LINE OF THE 94.854 ACRE TRACT DESCRIBED IN VOL. 1029, PG. 247 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. RECORD BEARING: S 85°20'E.

2. CURRENT TITLE APPEARS VESTED IN MARCUS D. NOBLES AND BENNIE R. NOBLES BY VIRTUE OF DEED RECORDED IN VOL. 1029, PG. 247 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR GRIMES COUNTY, TEXAS UNINCORPORATED AREAS. COMMUNITY-PANEL NO. 481173 0001 A. EFFECTIVE DATE: JUNE 17, 1977, CONVERTED BY LETTER EFFECTIVE 8/1/88.

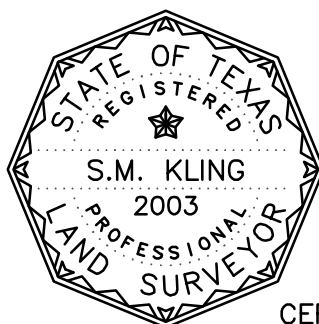
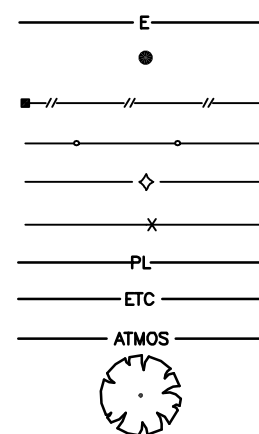
## NOTES (Cont.):

4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



## LEGEND:

OVERHEAD ELECT. LINE  
POWER POLE  
WOOD FENCE (& FENCE CORNER)  
STEEL PIPE FENCE  
CHAIN LINK FENCE  
BARBED WIRE FENCE  
NLG PIPELINE  
ETC TEXAS PIPELINE  
ATMOS GAS PIPELINE  
TREE (SIZE VARIES)



CERTIFICATE OF SURVEYOR

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

  
S.M. KLING R.P.L.S. NO. 2003  
APRIL 27, 2011