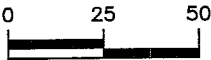
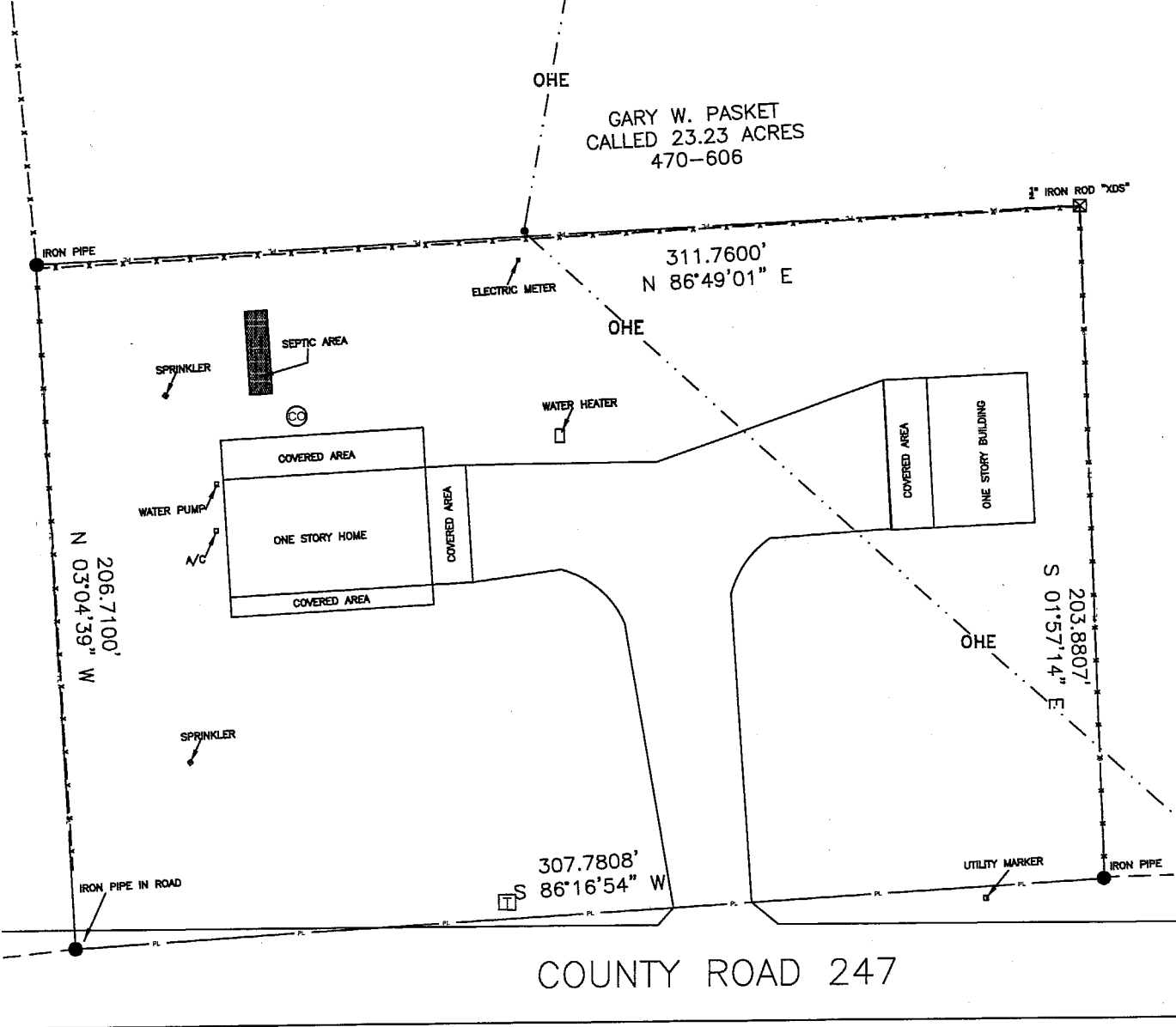


Survey of all of that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Jacob Hays Survey, Abstract No. 27, being all of a called 1.46 acre tract, more or less, as described in a Constable's Deed from George Harris to Frank Fannin and Rick Burnham, dated May 6, 2014, of record in Volume 1508, Page 718 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Warranty Deed from Sammie Ford to George Harris, dated October 16 2009, of record in Volume 1323, Page 359 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Warranty Deed from Samuel Ford to Sammie Ford, dated July 19, 2009, of record in Volume 1311 Page 605 of the Real Property Records of Grimes County, Texas, being the same tract as described "in a General Warranty Deed with Vendor's Lien from T.B. Williams to Sam L. Ford, dated February 20, 1990, of record in Volume 654, Page 142 of the Real Property Records of Grimes County, Texas



Basis of Bearings for this Survey is
Grid North from GPS Observation
TEXAS S. CENTRAL 4204 NAD83

CERTIFICATION

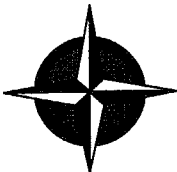
I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO
HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED
UNDER MY SUPERVISION THIS THE 28TH DAY OF JANUARY, 2020



Xavier Sandoval

- LEGEND
- ✕ = Fence
 - ⊖ = Gas Line
 - ^{MW} = Monitoring Well
 - ⊙ = Sewer Cleanout
 - ⊕ = Water Meter
 - ⊞ = Telephone Pedestal
 - = Power Pole
 - = Utility Easement R.O.W.
 - SB= Building Setback
 - U&E= Utilities & Easements
 - OHE= Overhead Elec. Ln.
 - T= Buried Telephone Line
 - (P) = Plat
 - (M) = Measured
 - (M&R) = Measured and Record
 - = Find 1/2" Iron Rod
 - ⊠ = Set. 1/2" Iron Rod
 - ⊙ = Fnd 5/8" Iron Rod

INTEGRITY BEYOND REPROACH | TITUS 2:8



Campbell Land Services
303 South Madison St. STE A
Madisonville, TX 77864
www.clslandservices.com
979.799.8435

Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 01.28.2020
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

Andrew Dobijanski
5907 CR 247
Navasota, TX 77868

DRAWN BY: CAC	DATE: 01/28/20	SCALE: 1"=50'
CHECKED BY: XDS	DATE: 01/28/20	
DRAWING NO: 20-106		
SURVEYED BY: C.McKinley		
TEXAS SURVEY FIRM #: 10194170		
CERTIFICATE EXPIRATION DATE: 12/31/20		

XDS
SURVEYING MAPPING

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Jacob Hays Survey, Abstract No. 27, being all of a called 1.5 acre tract, more or less, as described in a Constable's Deed from George Harris to Frank Fannin and Rick Burnham, dated May 6, 2014, of record in Volume 1508, Page 718 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Warranty Deed from Sammie Ford to George Harris, dated October 16 2009, of record in Volume 1323, Page 359 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Warranty Deed from . Samuel Ford to Sammie Ford, dated July 19, 2009, of record in Volume 1311i Page 605 of the Real Property Records of Grimes County, Texas, being the same tract as described "in a General Warranty Deed with Vendor's Lien from T.B. Williams to Sam L. Ford, dated February 20, 1990, of record in Volume 654, Page 142 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at found 3.5 inch iron pipe, for the Southeast corner of the called 1.5 acre tract mentioned above, The Southerly Southwest corner of a called 23.230 acre tract as described in a Deed to Gary W. Pasket (470/606), in the apparent North line of a called 25 acre tract, more or less, as described in a Deed to J.W. Peavy, Sr. (423/920) and same being in the fenced and North margin of Grimes County Road 247 (1220/208),

THENCE S 86° 16' 54" W, 307.85 ft., along the South line of the called 1.5 acre tract mentioned above to its Southwest corner, in Grimes County Road 247 to a found 2-3/8-inch iron pipe;

THENCE N 03°04 '39" W, 206.71 ft., along the fenced and occupied East line of a called 79-9/10 acre tract as described in a Deed to William Bradley, Jr. (69/249) and the West line of the 1.5 acre tract mentioned above to a found 3/4 inch iron, for its Northwest corner and the Westerly Southwest corner of said 23.230 acre Pasket tract (470/606);

THENCE N 86°49' 01" E, 311.76 ft., along a fenced and South line of said 23.230 acre Pasket tract (470/606) and the North line of the called 1.5 acre tract mentioned above to a set 1/2" iron-rod w/ "XDS" cap for its Northeast corner ;

THENCE S 01° 57' 14" E, 203.88 ft., along a fenced and West line of said 23.230-acre Pasket tract (470/606) and the East line of the called 1.5 acre tract mentioned above to the PLACE OF BEGINNING and containing 1.46 acres of land.

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, South Central Zone 4204.

CERTIFICATION

I, Xavier Sandoval, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey of a site, and is not intended for use as a boundary survey, that was made on the ground, this the 28th day of January, 2020.



Xavier Sandoval

- LEGEND
- X- = Fence
 - G- = Gas Line
 - MW = Monitoring Well
 - CS = Sewer Cleanout
 - WM = Water Meter
 - TP = Telephone Pedestal
 - = Bollard
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Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 01.28.2020
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

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TEXAS SURVEY FIRM #: 10194170		
CERTIFICATE EXPIRATION DATE: 12/31/20		

XDS
SURVEYING MAPPING