NOTES

1. FENCES MEANDER.

2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.

3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48185C0050C, DATED APRIL 3, 2012, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.

4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 163450, EFFECTIVE SEPTEMBER 30, 2016 AND ISSUED OCTOBER 28, 2016 PROVIDED BY UNIVERSITY TITLE COMPANY. 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.

5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED APRIL 26, 2017 PREPARED BY PAYNE INDUSTRIES, LLC.

6. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

NOTES CORRESPONDING TO SCHEDULE B

10(f) COMMUNICATION EASEMENT PER VOL. 1562, PG. 594, RPRGCT.
AFFECTS SUBJECT PROPERTY, NO PLOTTABLE ITEMS.

10(g) WATER EASEMENT PER VOL. 1563, PG. 399, RPRGCT.
AFFECTS SUBJECT PROPERTY, 20' AROUND ALL WATER FACILITIES INSTALLED, NO PLOTTABLE ITEMS.

LEGEND

RPRGCT REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"

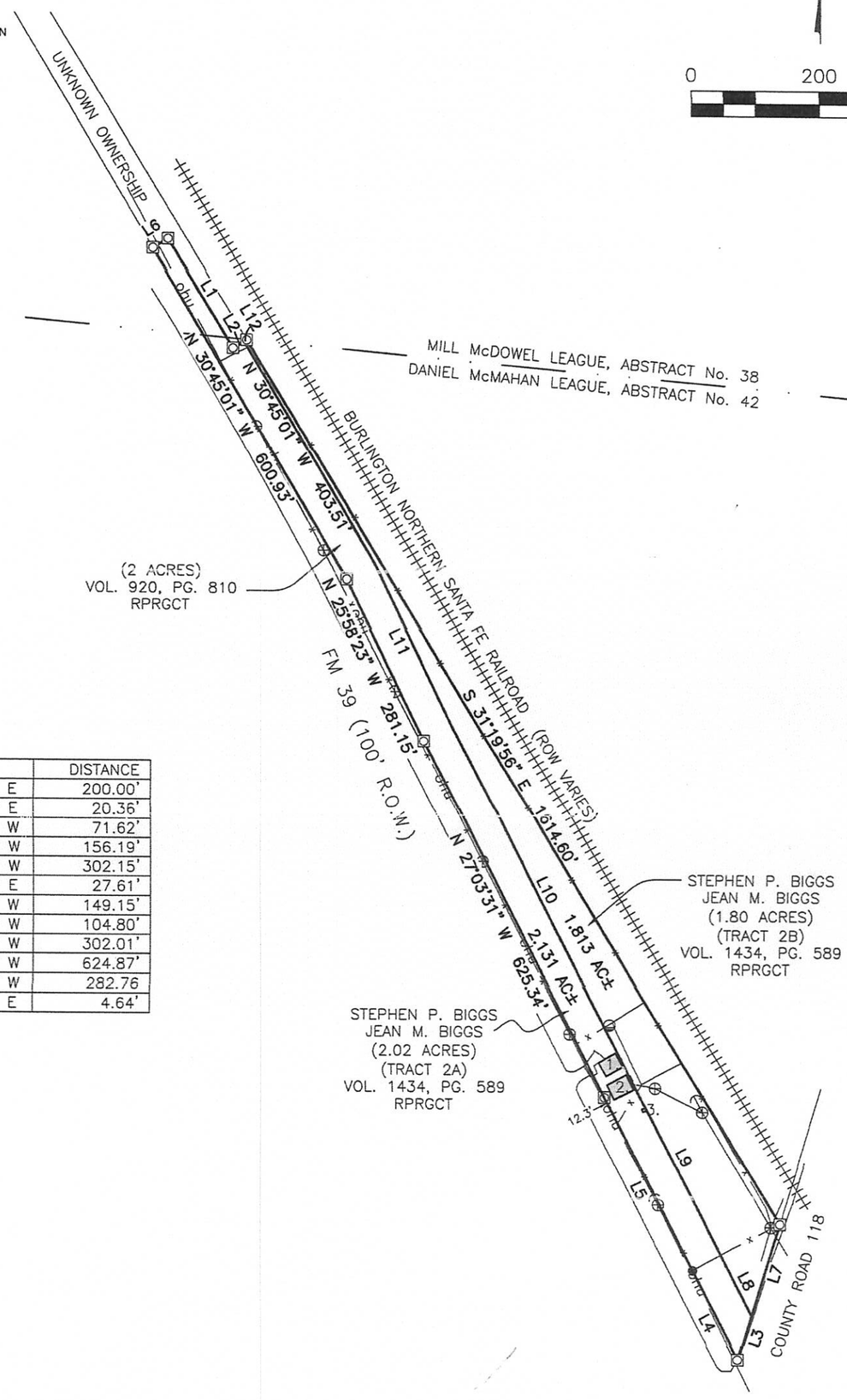
3/8" IRON ROD FOUND UNLESS OTHERWISE NOTED

— ohu —⊕— UTILITY POLE, OVERHEAD UTILITY LINE, GUY

WATER METER

— x — WIRE FENCE

0 200 400



LINE	BEARING	DISTANCE
L1	S 31°19'56" E	200.00'
L2	N 58°40'04" E	20.36'
L3	S 16°56'16" W	71.62'
L4	N 27°20'12" W	156.19'
L5	N 27°05'54" W	302.15'
L6	N 58°40'04" E	27.61'
L7	S 16°56'16" W	149.15'
L8	N 27°20'12" W	104.80'
L9	N 27°05'54" W	302.01'
L10	N 27°03'31" W	624.87'
L11	N 25°58'23" W	282.76
L12	N 58°40'04" E	4.64'

BUILDINGS

1. WOOD BUILDING
2. METAL BUILDING
3. WOOD BUILDING

G.F. NO. XXXXXX

JOB NUMBER: 1463-001
CLIENT: STEPHEN P. BIGGS
DATE: APRIL 26, 2017
FIELD CREW: RS, SW
OFFICE: LB, RJ
FB/PG: 49/27

STATE OF TEXAS
REGISTERED
ROBERT W. JOHNSTON
5579
PROFESSIONAL
LAND SURVEYOR

TO STEPHEN P. BIGGS, JEAN M. BIGGS AND UNIVERSITY TITLE COMPANY 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 SEPTEMBER 22, 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.

Robert W. Johnston
ROBERT W. JOHNSTON, RPLS No. 5579

3.944 ACRES, IN THE DANIEL McMAHAN SURVEY, ABSTRACT No. 42, AND THE MILL McDOWEL LEAGUE, ABSTRACT No. 38, GRIMES COUNTY, TEXAS

FM 39,
IOLA, TEXAS

PAYNE INDUSTRIES
SURVEYING • CIVIL ENGINEERING • GIS

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FIRM REGISTRATION: 10193750 & F-10791