

Notes:

1. Basis of bearings: Upper East line of called 16.00 acres per Vol. 1654, Page 764, R.P.R.G.C.T.
2. Subject to a Blanket Easement to The Navasota Telephone Company per Volume 212, Page 415, D.R.G.C.T.

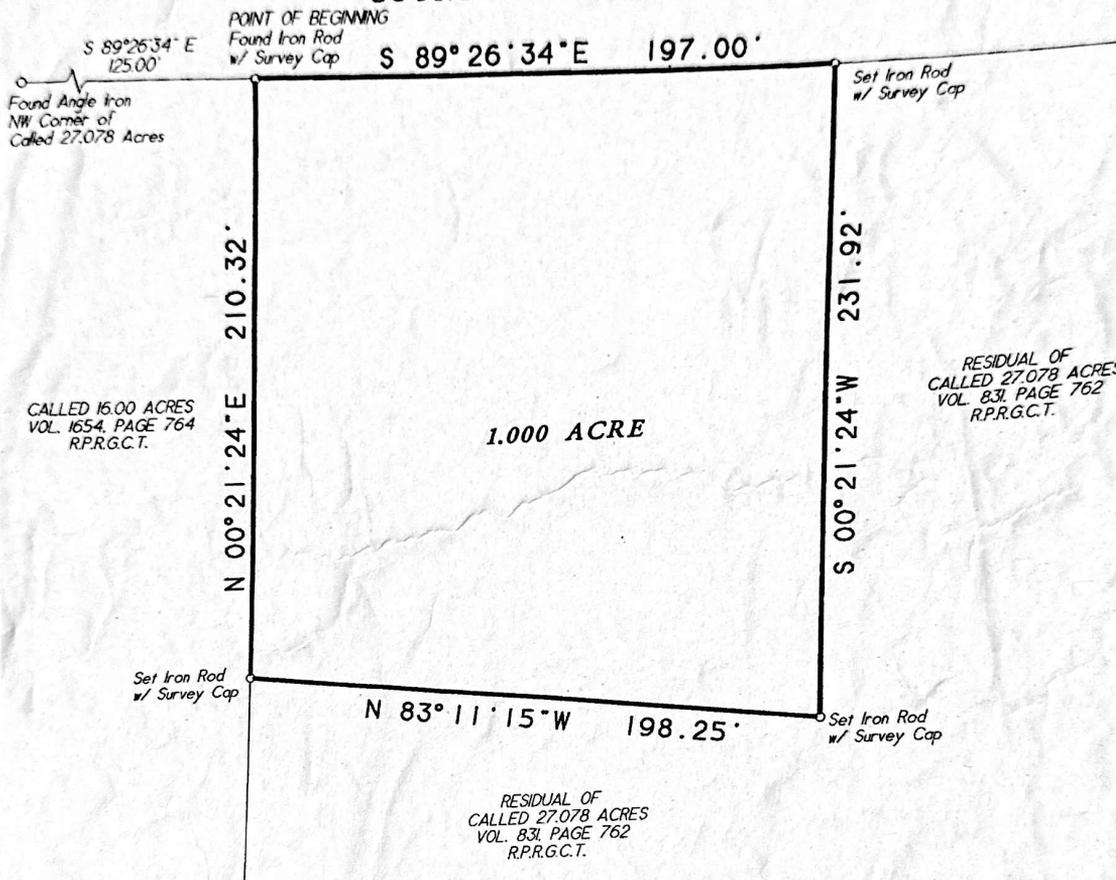
-X-X- - WIRE FENCE

This property lies within ZONE X as SCALED from FEMA Map Panel Number 4885C0500C, dated April 3, 2012.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

COUNTY ROAD 354



Being a 1.000 acre tract of land situated in the Thomas Corner Survey, Abstract Number 167, of Grimes County, Texas, and being out of and part of a called 27.078 acres as described in deed recorded in Volume 831, Page 762, of the Real Property Records of Grimes County, Texas.

Date	January 27, 2020	GF No.	N-195444F
Job No.	19-0410	Scale	1" = 50'
Address	County Road 354	Drawn By	SC
City, State	Plantersville, Texas	Zp	77363
		Rev	0



Certified To: First American Title Guaranty Company
 By: Ralph S. Grisham

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

Steven L. Crews
 Steven L. Crews R.P.L.S. # 4141

C & C Surveying, Inc.
 Firm No. 10009400
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-259-4377 Metro: 281-356-5172
 E-mail: survey@ccsurveying.com

R.P.L.S. Seal

C & C Surveying, Inc.

7424 F.M. 1488, Suite A

Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172

Metes and Bounds

1.000 Acre

Thomas Corner Survey, Abstract Number 167

Grimes County, Texas

Being a 1.000 acre tract of land situated in the Thomas Corner Survey, Abstract Number 167, of Grimes County, Texas, and being out of and part of a called 27.078 acres as described in deed recorded in Volume 831, Page 762, of the Real Property Records of Grimes County, Texas; said 1.000 acre being more particularly described by metes and bounds as follows with all bearings based on the upper East line of a called 16.00 acres as described in deed recorded in Volume 1654, Page 764, of said Real Property Records;

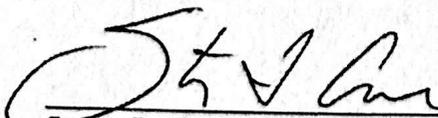
BEGINNING at an iron rod with survey cap, found for the Northwest corner of the herein described tract, common with the upper Northeast corner of the 16.00 acres, same being in the North line of the 27.078 acres and in the South right-of-way line of County Road 354, and being S 89°26'34" E, 125.00 feet from an angle iron, found for the Northwest corner of the 27.078 acres, and proceeding:

THENCE S 89°26'34" E, along the North line of the herein described tract, common with the North line of the 27.078 acres and the South right-of-way line of County Road 354, a distance of 197.00 feet, to an iron rod with survey cap, set for the Northeast corner of the herein described tract;

THENCE S 00°21'24" W, along the East line of the herein described tract, severing the 27.078 acres, a distance of 231.92 feet, to an iron rod with survey cap, set for the Southeast corner of the herein described tract;

THENCE N 83°11'15" W, along the South line of the herein described tract, a distance of 198.25 feet, to an iron rod with survey cap, set for the Southwest corner of the herein described tract, same being in the upper East line of the 16.00 acres;

THENCE N 00°21'24" E, along the West line of the herein described tract, common with the upper East line of the 16.00 acres, a distance of 210.32 feet, back to the POINT OF BEGINNING, and containing 1.000 acre of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated January 27, 2020.



Steven L. Crews, Registered Professional Land Surveyor Number 4141

19-0410
01/27/2020

