


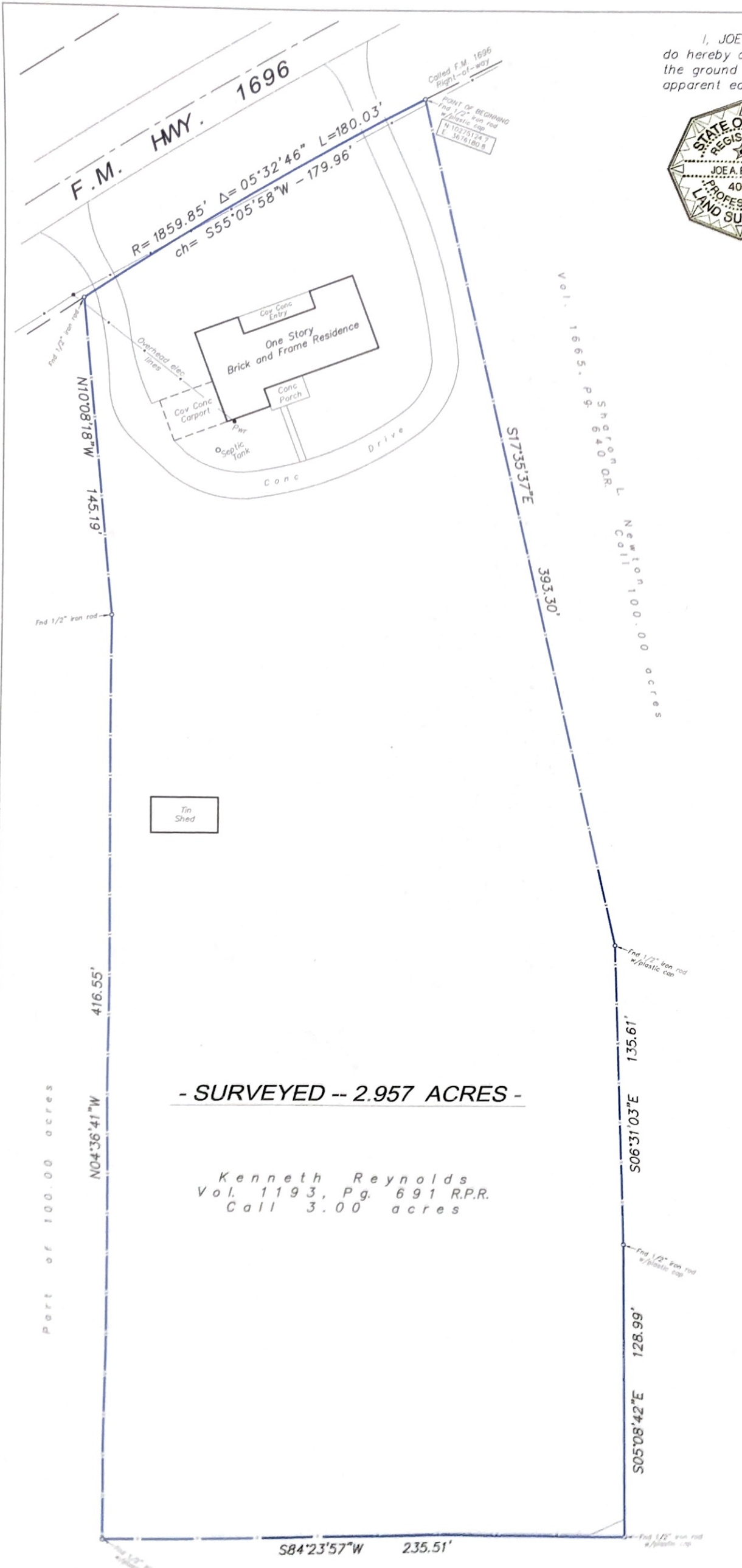
I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.



Signed 
 JOE A. FULLER
 R.P.L.S. No. 4066
 January 9, 2019

BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

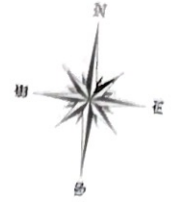
PANEL No.: 4B185 C 0075 C Date/Revised Date: April 3, 2012



- SURVEYED -- 2.957 ACRES -

Kenneth Reynolds
 Vol. 1193, Pg. 691 R.P.R.
 Call 3.00 acres

Property Address:
 11116 F.M. 1696
 Bedias, Texas



PLAT OF SURVEY OF

**KENNETH REYNOLDS
 2.957 ACRE TRACT**

In the T. P. PLASTER SURVEY, A-375
 Grimes County, Texas

January, 2019

Scale: 1" = 50 Feet

FULLER and ASSOCIATES
 P.O. Box 1783 FIRM #10122400
 Huntsville, Texas
 FILE: REYNOLDS Kenneth 3.00ac-FM1696 \2019\

- NOTES:
- Coordinates and bearings referenced to NAD 1983, Texas Central Zone. Bearings based on GPS (RTK) observations, LEICA SmartNet Network, Texas. Coordinates, distances and areas are Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99988.
 - This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey.

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Grimes County, Texas:

Bearings herein are referenced to NAD 1983, Texas-Central Zone, based on GPS (RTK) observations, Leica SmartNet Network, Texas. Coordinates, distances and areas are GRID and may be converted to Surface Horizontal by dividing by a combined scale factor of 0.99988.

Being **2.957** acres, more or less, situated in the T. P. PLASTER SURVEY, Abstract No. 375, Grimes County, Texas and being the same tract described as 3.00 acres in a Deed from Carla M. Strange to **Kenneth Reynolds**, dated November 7, 2006 and recorded in Volume 1193, Page 691, Real Property Records, said 2.957 acre tract being more definitely described as follows:

BEGINNING at the northeast corner of said Reynolds tract, same being a northwesterly corner of a called 100.00 acre tract as described in a Deed from Zoya Enterprises, Ltd. to Sharon L. Newton, recorded in Volume 1665, Page 640, Real Property Records, found a 1/2" iron rod with a plastic cap in the called south right-of-way of F.M. Highway 1696, said rod having coordinates of N:10275124.7, E:3676180.8;

THENCE with the common lines of said Reynolds and Newton tracts, and generally following an existing fence line, the following calls:

- 1). **S17°35'37"E- 393.30** feet to a found 1/2" iron rod with plastic cap;
- 2). **S06°31'03"E- 135.61** feet to a found 1/2" iron rod with plastic cap;
- 3). **S05°08'42"E- 128.99** feet to a found 1/2" iron rod with plastic cap;
- 4). **S84°23'57"W- 235.51** feet to a found 1/2" iron rod with plastic cap;
- 5). **N04°36'41"W- 416.55** feet to a found 1/2" iron rod;
- and 6). **N10°08'18"W- 145.19** feet to the northwest corner of said Reynolds tract, same being a northeasterly corner of said Newton tract, found a 1/2" iron rod in the called south right-of-way of said road;

THENCE, with the common line of said Reynolds tract and F.M. 1696, same being a curve to the right, having a central angle of **05°32'46"** and a radius of **1859.85** feet, for an arc length of **180.03** feet, and a chord of **N55°05'58"E-179.96** feet to the **PLACE OF BEGINNING**.

Surveyed in January, 2019.



Signed



JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400