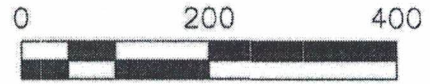


**NOTES**

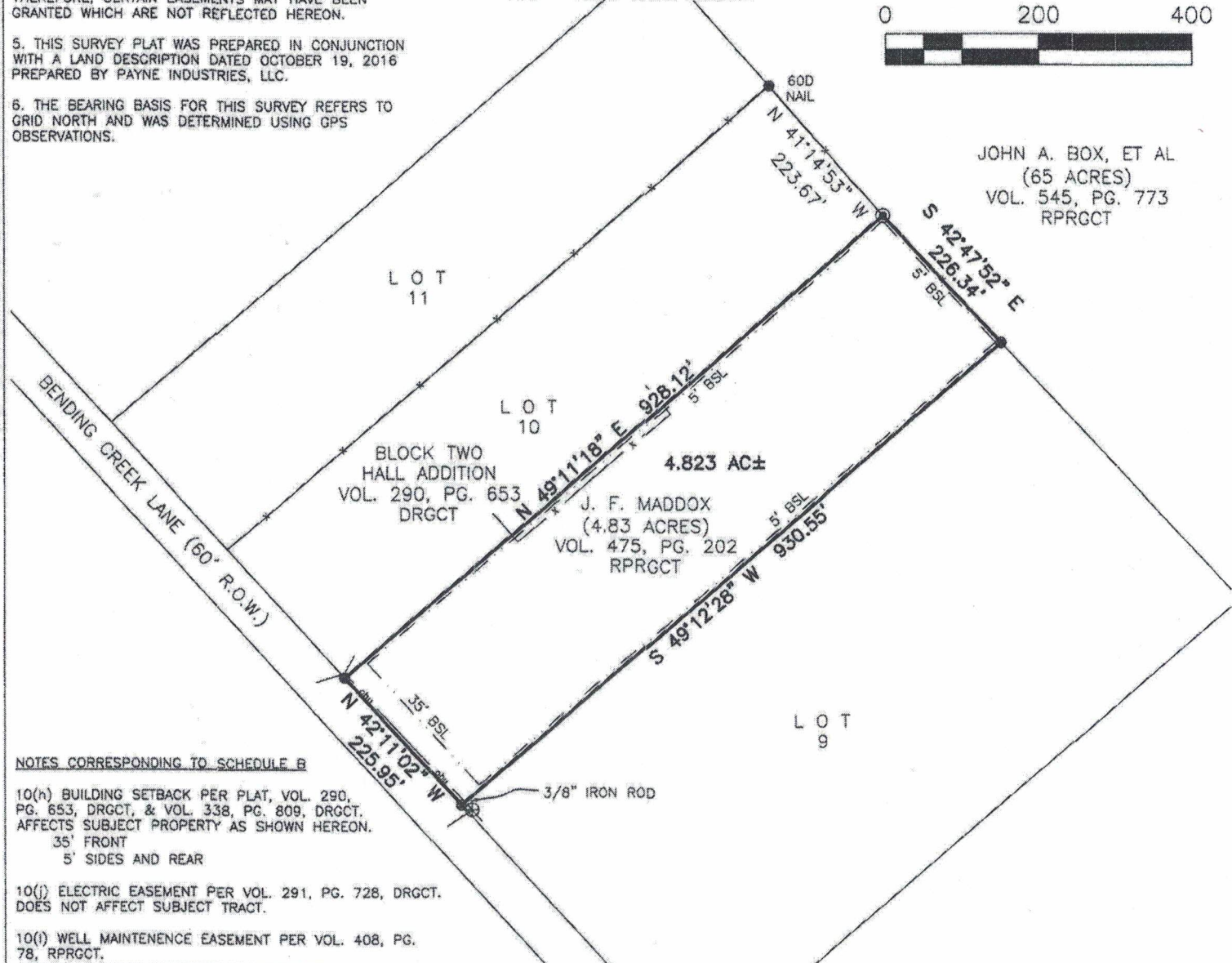
1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48185C0075C, DATED APRIL 3, 2012, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. T-16-272503-LC, DATED OCTOBER 6, 2016 PROVIDED BY CAPITAL TITLE. 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 OCTOBER 19, 2016 PREPARED BY PAYNE INDUSTRIES, LLC.
6. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

**LEGEND**

- DRGCT DEED RECORDS OF GRIMES COUNTY, TEXAS
- RPRGCT REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "XXXXXX" OR OTHERWISE NOTED
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- WIRE FENCE
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT



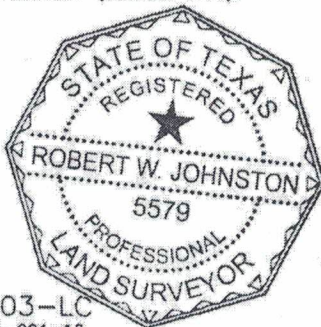
JOHN A. BOX, ET AL  
(65 ACRES)  
VOL. 545, PG. 773  
RPRGCT



**NOTES CORRESPONDING TO SCHEDULE B**

- 10(h) BUILDING SETBACK PER PLAT, VOL. 290, PG. 653, DRGCT, & VOL. 338, PG. 809, DRGCT. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.  
35' FRONT  
5' SIDES AND REAR
- 10(j) ELECTRIC EASEMENT PER VOL. 291, PG. 728, DRGCT. DOES NOT AFFECT SUBJECT TRACT.
- 10(i) WELL MAINTENANCE EASEMENT PER VOL. 408, PG. 78, RPRGCT. AFFECTS SUBJECT PROPERTY (BLANKET TYPE).

4.823 ACRES, PART OF LOT 10,  
(aka LOT 10A and 10E)  
BLOCK 2, HALL ADDITION,  
VOLUME 290, PAGE 653, DRGCT,  
GRIMES COUNTY, TEXAS



TO MICHAEL LEGGETT, JR., JANA LEGGETT AND CAPITAL TITLE 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 OCTOBER 13, 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, PLS No. 5579

**PAYNE INDUSTRIES**  
SURVEYING • CIVIL ENGINEERING • GIS

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EMAIL: INFO@PAYNE-LLC.COM  
WEBSITE: PAYNE-LLC.COM  
FIRM REGISTRATION: 10193780 & F-16791

G.F. No.  
T-16-272503-LC  
JOB NUMBER: 1371-001-16  
CLIENT: JANA LEGGETT  
DATE: OCTOBER 19, 2016  
FIELD CREW: DG, FG  
OFFICE: LB RJ  
FB/PG: 53/17