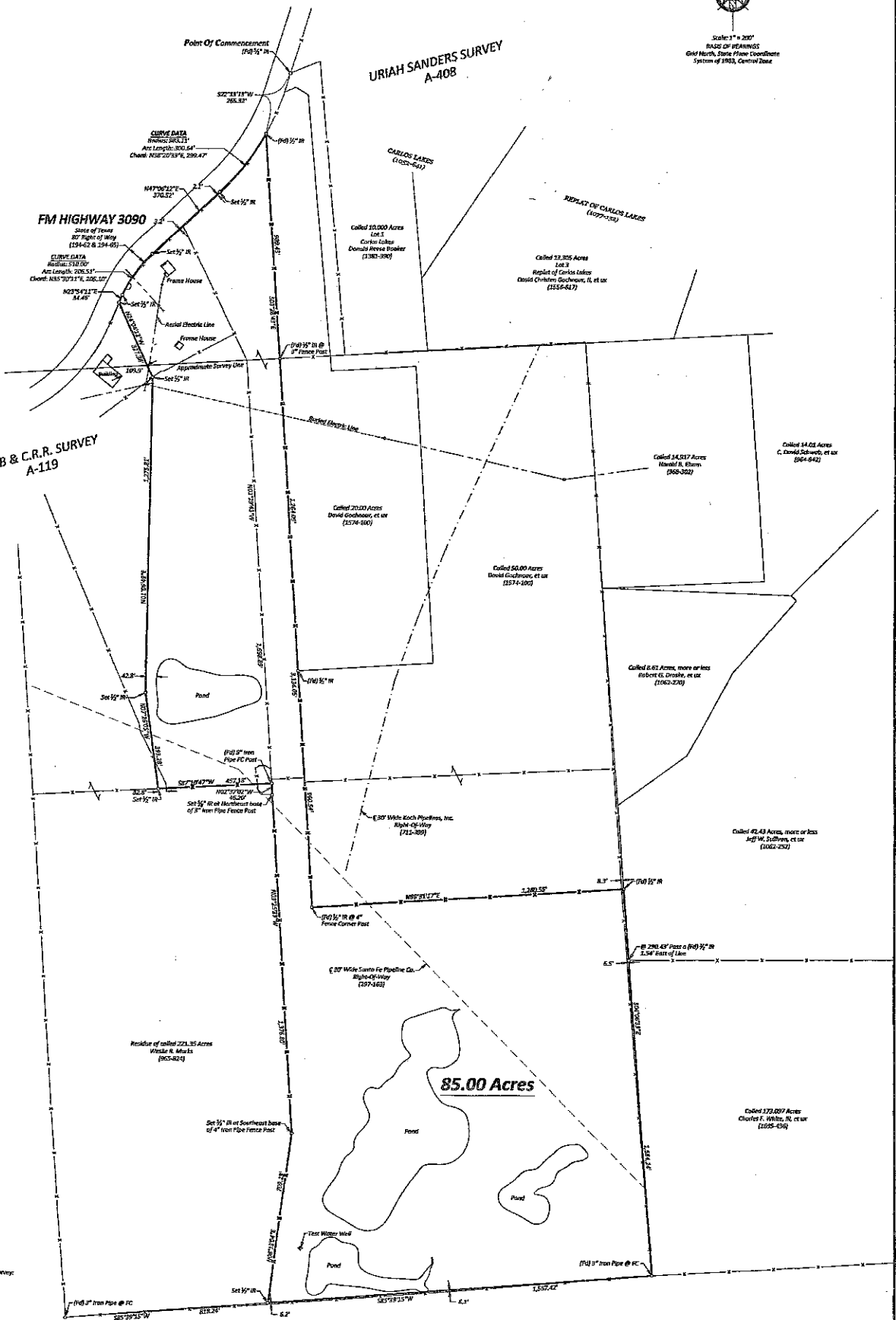


1800319



Scale: 1" = 200'
DMSD CR 92498001
644 North, State Plane Coordinate
System of 1983, Central Zone



NOTES:
The following appear to be blanket easements and cannot be defined on this survey:
1) All South Electric Cooperative Association (1498-200 & 171-205).
2) Haverstick Telephone Co. - 40000 sections of tract in 16th Sanders Survey only (229-271).
3) 107 White Star Pipeline Co. - Affect portion of tract in Urban Center Survey only (765-214).
4) 157 White Star Pipeline Co. (765-214).
5) 107 White Star Pipeline Co. (765-214).
A) Interference by Texas Municipal Power Agency (165-474) "There is excepted from this conveyance any objects, buildings, structures, improvements and facilities of historical, archeological, scientific, or educational interest."
B) Additional easements by Texas Municipal Power Agency (165-474) of an " easement for the purpose of inspecting, operating, maintaining, repairing, replacing, realigning and permanently closing the gas-main/water measuring wells."
C) The points shown herein were located from aerial photographs.
D) A Southern portion of the subject tract appears to be located within Zone "A" of FEMA's FIRM No. 42482C with an effective date of April 8, 2012.
E) Proposed in conjunction with Howard Abstract & Title Company Commitment No. H-125253-1 dated October 8, 2015.

I, Steven M. Womack, Registered Professional Land Surveyor No. 2006 of the State of Texas do hereby certify that this plat represents an original survey made under my personal and direct supervision.
Steven M. Womack
Steven M. Womack, R.L.S., 10338
R.P.S., 6826
Date: August 24, 2016

Situated in Grimes County, Texas, out of the Uriah Sanders Survey, Abstract No. 468, the B.B.B. & C.R.R. Survey, Abstract No. 213 & being a part of a called 121.85 acre tract as described in a General Warranty Deed from Texas Municipal Power Agency (TMPA) to Wesley R. Marks, dated December 13, 2000, of record in Volume 885, Page 824 of the Real Property Records of Grimes County, Texas.

Womack Land Surveying, LLC
P.O. Box 2744
Lawrence, Texas 77808
936-670-2100
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METES AND BOUNDS DESCRIPTION

of a

85.00 Acre Tract

Uriah Sanders Survey, A-408 and B.B.B. & C.R.R. Survey, A-119

Grimes County, Texas

August 24, 2018

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Uriah Sanders Survey, Abstract No. 408, the B.B.B. & C.R.R. Survey, Abstract No. 119, being a part of a called 221.35 acre tract as described in a Special Warranty Deed from Texas Municipal Power Agency (TMPA) to Weslie R. Marks, dated December 13, 2000, of record in Volume 965, Page 824 of the Real Property Records of Grimes County, Texas and more fully described as follows:

COMMENCING at a found 5/8 inch iron rod, at the base of a 6 inch by 6 inch treated fence corner and an 8 inch treated fence corner, for the Northerly Northwest corner of the called 221.35 acre tract mentioned above, a Southwest corner of a called Lot 1, Carlos Lakes (1052/641 – per plat), a Southwest corner of a called 10.000 acre tract (Lot 1) as described in a Deed to Donald Reese Booker (1381/390) and same being in the Easterly ROW of FM Highway 3090 (80 ft. ROW (194/62 & 194/65));

THENCE S 22°13'13" W, 265.32 ft., to a found 1/2 inch iron rod with cap, at the base of a 3 inch iron pipe fence corner post, for the Westerly Northwest corner of a called 20.00 acre tract as described in a Deed to David Gochnour, et ux (1574/100), in a counterclockwise curve in the Southeast ROW of FM Highway 3090, the Northerly Northeast corner and the **TRUE PLACE OF BEGINNING** of the tract of land herein described,

THENCE S 03°28'43" E, along the fenced and West line of said 20.00 acre Gochnour tract (1574/100) and **PASSING** at 909.43 ft. a found 1/2 inch iron rod, on the North side of a 3 inch iron pipe fence corner post for reference, **PASSING** at 2,173.52 ft. a found 1/2 inch iron rod in said fence line for the Southwest corner of said 20.00 acre Gochnour tract and a Northwest corner of a called 50.00 acre tract as described in a Deed to David Gochnour, et ux (1574/100) and continuing along its fenced West line for a **TOTAL DISTANCE** of 3,134.05 ft. to a found 1/2 inch iron rod on the Northeast side of a 4 inch iron pipe fence corner post for its Southwest corner;

THENCE N 86°31'17" E, 1,260.55 ft., along the fenced and South line of said 50.00 acre Gochnour tract (1574/100) to a found 1/2 inch iron rod, 8.3 ft. East of a 4 inch iron pipe fence corner post in a barbed wire fence line, for its Southeast corner, in an East line of the called 221.35 acre tract mentioned above and same being in the West line of a called 42.43 acre tract, more or less, as described in a Deed to Jeff W. Sullivan, et ux (1062/252);

THENCE S 04°06'33" E, along the East line of the called 221.35 acre tract mentioned above, the West line of said 42.43 acre Sullivan tract (1062/252) and **PASSING** at 290.43 ft. a found 1/2 inch iron rod 1.54 ft. left of or East of this line for its called Southwest corner and same being the called Northwest corner of a called 173.097 acre tract as described in a Deed to Charles F. White, III, et ux (1695/436) and continuing along its generally fenced and West line and the East line of the 221.35 acre tract mentioned above for a **TOTAL DISTANCE** of 1,584.24 ft. to a found 3 inch iron pipe, at fence corner, for its Southeast corner, the Southwest corner of said 173.097 acre White tract and same being in the North line of a called 211.80 acre tract as described in a Deed to Milton S. Allen (298/876);

THENCE S 85°39'15" W, 1,557.42 ft., along the generally fenced and South line of the called 221.35 acre tract mentioned above and the North line of said 211.80 acre Allen tract (298/876) to a set 1/2 inch iron rod, 6.2 ft. North of a 4 inch by 4 inch square iron fence corner post, for the Southwest corner of the tract of land herein described, from which a found 3 inch iron pipe, at fence corner, for the Southwest corner of said 221.35 acre tract mentioned above brs. S 85°39'15" W, 818.24 ft.;

THENCE following a new net wire fence line crossing through the 221.35 acre tract mentioned above located on the Westerly lines of the tract of land herein described as follows:

- 1) N 08°13'04" E, 709.23 ft., to a set 5/8 inch iron rod at the Southeast base of a 4 inch iron pipe fence angle post,
- 2) N 03°25'33" W, 1,376.80 ft., to a set 5/8 inch iron rod at the Northeast base of a 3 inch iron pipe fence post,
- 3) N 02°37'02" W, 46.20 ft., to a found 5 inch iron pipe fence corner post for an interior corner of the tract of land herein described;

THENCE S 87°10'47" W, 457.18 ft., along a partly fenced South line of the tract of land herein described to a set 1/2 inch iron rod for the Westerly Southwest corner of the tract of land herein described;

THENCE N 07°26'05" W, 393.28 ft., along a non fenced West line of the tract of land herein described to a set 1/2 inch iron rod, in a field and on the West side of a pond, for an angle point in line for corner;

THENCE N 01°06'49" E, 1,275.81 ft., along a non fenced West line of the tract of land herein described to a set 1/2 inch iron rod, in a net wire fence line, for an angle point in line for corner;

THENCE N 24°04'12" W, 327.38 ft., along a non fenced West line of the tract of land herein described to a set 1/2 inch iron rod for its Northwest corner in the Southeast ROW of FM Highway 3090 (40 ft. from centerline) and same being in a Northerly line of the called 221.35 acre tract mentioned above;

THENCE N 23°54'11" E, 34.46 ft., along a generally fenced and Northerly line of the called 221.35 acre tract mentioned above and the Southeast ROW of FM 3090 to a set 1/2 inch iron rod for the PC of a clockwise curve;

THENCE along the generally fenced and Southeast ROW of FM Highway 3090, a Northwest line of the called 221.35 acre tract mentioned above and said counterclockwise curve having a radius of 510.00 ft., an arc length of 206.51 ft. and a chord of N 35°30'11" E, 205.10 ft. to a set 1/2 inch iron rod for the PT of said curve;

THENCE N 47°06'12" E, 370.52 ft., along the generally fenced and Southeast ROW of FM Highway 3090 and a Northwest line of the called 221.35 acre tract mentioned above to a set 1/2 inch iron rod for the PC of a counterclockwise curve;

THENCE along the generally fenced and Southeast ROW of FM Highway 3090, a Northwest line of the called 221.35 acre tract mentioned above and said counterclockwise curve having a radius of 983.11 ft., an arc length of 300.64 ft. and a chord of N 38°20'33" E, 299.47 ft. to the **TRUE PLACE OF BEGINNING** and containing 85.00 acres of land.

BASIS OF BEARINGS

Grid North, State Plane Coordinate System of 1983, Central Zone, Geoid 2012B, Leica RTK Network.



Steven M. Wisnoski 08/24/2018

Registered Professional Land Surveyor

State of Texas No. 6006

Job #: 2015-09-16-01