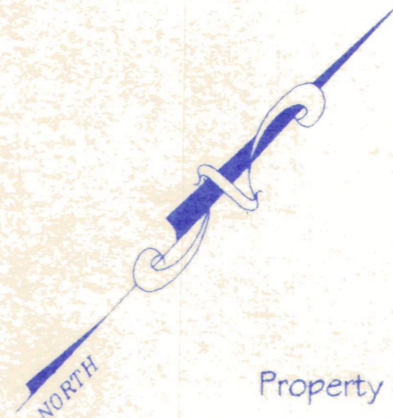
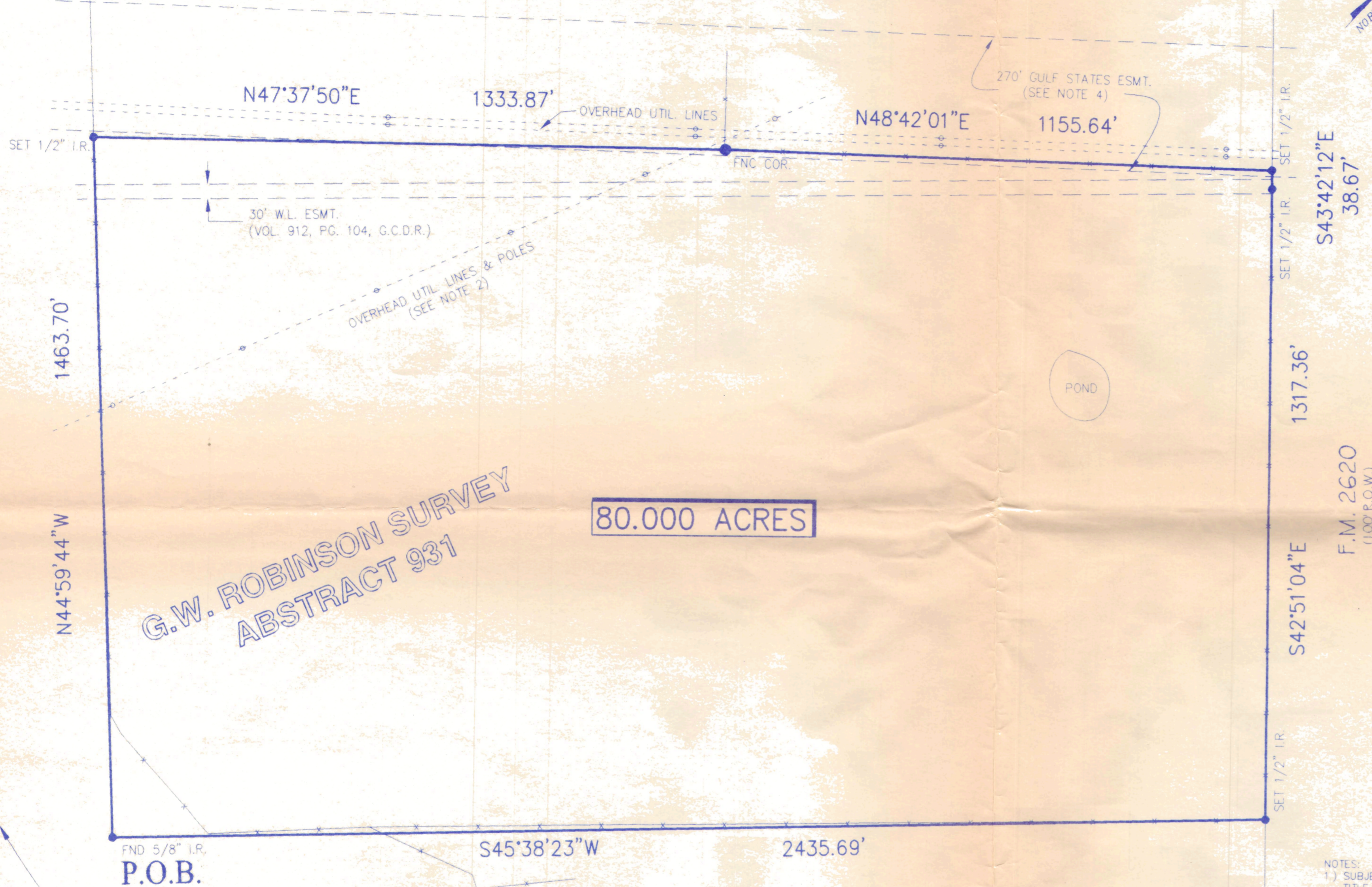


RESIDUE OF CALLED 160 AC. TR.
(68.9829 ACRES)



Property Description

All that certain tract or parcel of land containing 80.000 acres, situated in the G.W. Robinson Survey, Abstract 931, Grimes County, Texas, being the Southeasterly 80.000 acres of a called 324 acre tract described in deed recorded in Volume 78, Page 497 of the Deed Records of Grimes County, Texas, and being part of the Southerly half (called 161.25 acres) of said 324 acre tract, as described in partition deed recorded on January 13, 1917 executed by R.E. Stuart and J.E. Stuart; said 80.000 acres being further described as follows:

BEGINNING at a 5/8" iron rod found at the most Southerly corner of the G.W. Robinson Survey, and the most Southerly corner of said 324 acre tract;

THENCE, North 44° 59' 44" West (called North 45° 00' West), along the Southwesterly line of the Robinson Survey and of the 324 acre tract for a distance of 1463.70 feet to a 1/2" iron rod set for the most Westerly corner of the herein described tract;

THENCE, North 47° 37' 50" East, 1333.87 feet crossing a part of the aforementioned 324 acre tract to a fence corner post found for corner;

THENCE, North 48° 42' 01" East, 1155.64 feet along a fence line to a 1/2" iron rod set on the Southwesterly line of F.M. 2620 marking the most Northerly corner of the herein described tract;

THENCE, South 43° 42' 12" East, 38.67 feet along the Southwesterly line of F.M. 2620 to a 1/2" iron rod set for an angle point;

THENCE, South 42° 51' 04" East, 1317.36 feet along the Southwesterly line of F.M. 2620 to a 1/2" iron rod set for the most Easterly corner of the herein described tract on the Southeasterly line of the 324 acre tract;

THENCE, South 45° 38' 23" West, 2435.69 feet along the Southeasterly line of the 324 acre tract to the POINT OF BEGINNING and containing 80.000 acres of land.

G.W. ROBINSON SURVEY
ABSTRACT 931

80.000 ACRES

CALLED 128.00 AC. TR.
(JOANN BERGLUND)
(VOL. 181, PG. 50, G.C.D.R.)

JOHN FISHER SURVEY
ABSTRACT 199

- NOTES:
- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY GRIMES COUNTY TITLE CO. AS REFERENCED BELOW.
 - 2.) ESMT. TO GULF STATES UTIL. PER VOL. 118, PG. 261, G.C.D.R. (NO WIDTH GIVEN IN DEED).
 - 3.) WATER PIPELINE ESMT. & R.O.W. TO CITY OF HUNTSVILLE PER VOL. 912, PG. 104, G.C.R.P.R.
 - 4.) 270' ESMT. TO GULF STATES UTIL. CO. PER TERMS OF JUDGEMENT AS RECORDED IN VOL. 412, PG. 635, G.C.D.R. (DEED LOCATION AMBIGUOUS DUE TO INCORRECT TRACT DESCRIPTION).
- SURVEY BASED IN PART UPON INFORMATION IN TITLE COMMITMENT REFERENCED BELOW.
- ALL BEARINGS SHOWN ARE REFERENCED PER PREVIOUS RECORDED DEEDS.

<p>STEVEN BRISTER AND ASSOCIATES, INC. 1300 S. FRAZIER, SUITE 105 CONROE, TEXAS 77301 PHONE: (936) 788-7705 FAX: (936) 441-7507</p>	<p>80.000 ACRES OF LAND OUT OF A CALLED 161.25 AC. IN THE G. W. ROBINSON SURVEY, ABSTRACT 931, GRIMES COUNTY, TEXAS (SEE METES AND BOUNDS)</p>	
<p>I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.</p> <p><i>Steven P. Brister</i></p>		
<p>* SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA & IS IN ZONE "X" COMMUNITY NO. 481173, PANEL 0004 B, DATED, 08-01-88. This information based on graphic plotting only, we do not assume responsibility for exact determination.</p>		
<p>PURCHASER: A&B LAND MANAGEMENT</p>	<p>JOB NO.: 0907-061</p>	<p>KEY MAP: -</p>
<p>ADDRESS: F.M. 2620, SHIRO, TEXAS</p>	<p>TITLE CO.: GRIMES COUNTY TITLE CO.</p>	<p>G.F. NO.: G-07278L</p>
<p>MORT. CO.: CAPITAL FARM CREDIT, FLCA</p>	<p>FIELD WORK: 09-27-07 MB</p>	<p>DRAFTING: 10-01-07 CDF</p>
<p>FINAL CHECK: 10-01-07 SB</p>	<p>REVISED: -</p>	

