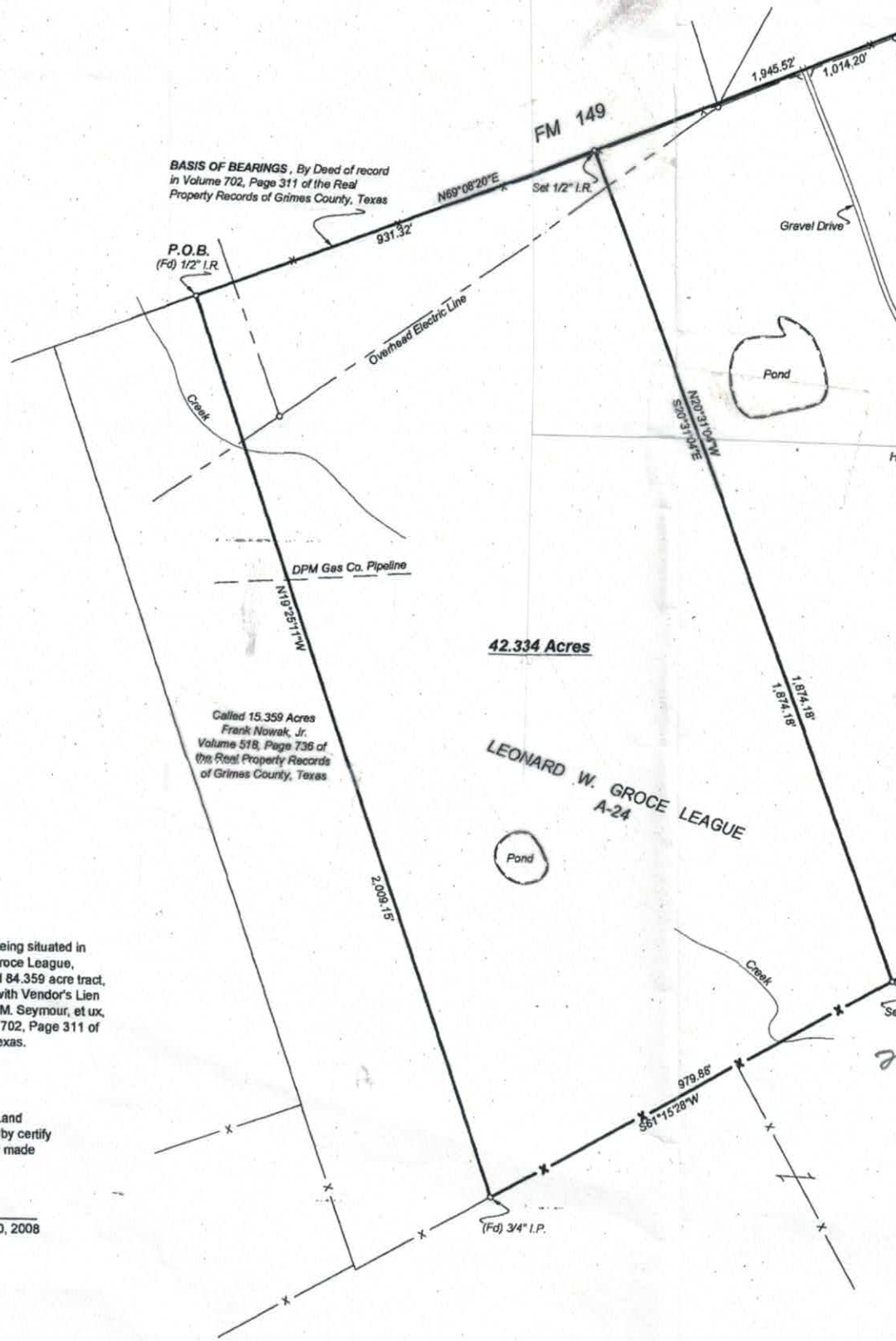


Called by  
Eesse  
Charles  
Volume  
the Road  
of Grim



All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Leonard W. Groce League, Abstract No. 24 and being a resurvey of a called 84.359 acre tract, more or less, as described in a Warranty Deed with Vendor's Lien from Ambrose T. Nowak, Executor, to Marshall M. Seymour, et ux, dated September 25, 1992, of record in Volume 702, Page 311 of the Real Property Records of Grimes County, Texas.

I, Steven M. Wisnoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

*Steven M. Wisnoski*  
 Steven M. Wisnoski Date: January 30, 2008  
 R.P.L.S. 6006

Wisnoski Land Surveying LLC  
 8052 FM 3090  
 Anderson, Texas 77830  
 936-870-7100

Job #:  
 2007-01-29-01

Called 8,590,672 Sq. Ft. for  
Easement Purposes  
Charles N. Posinski, et ux  
Volume 686, Page 303 of  
the Real Property Records  
of Grimes County, Texas

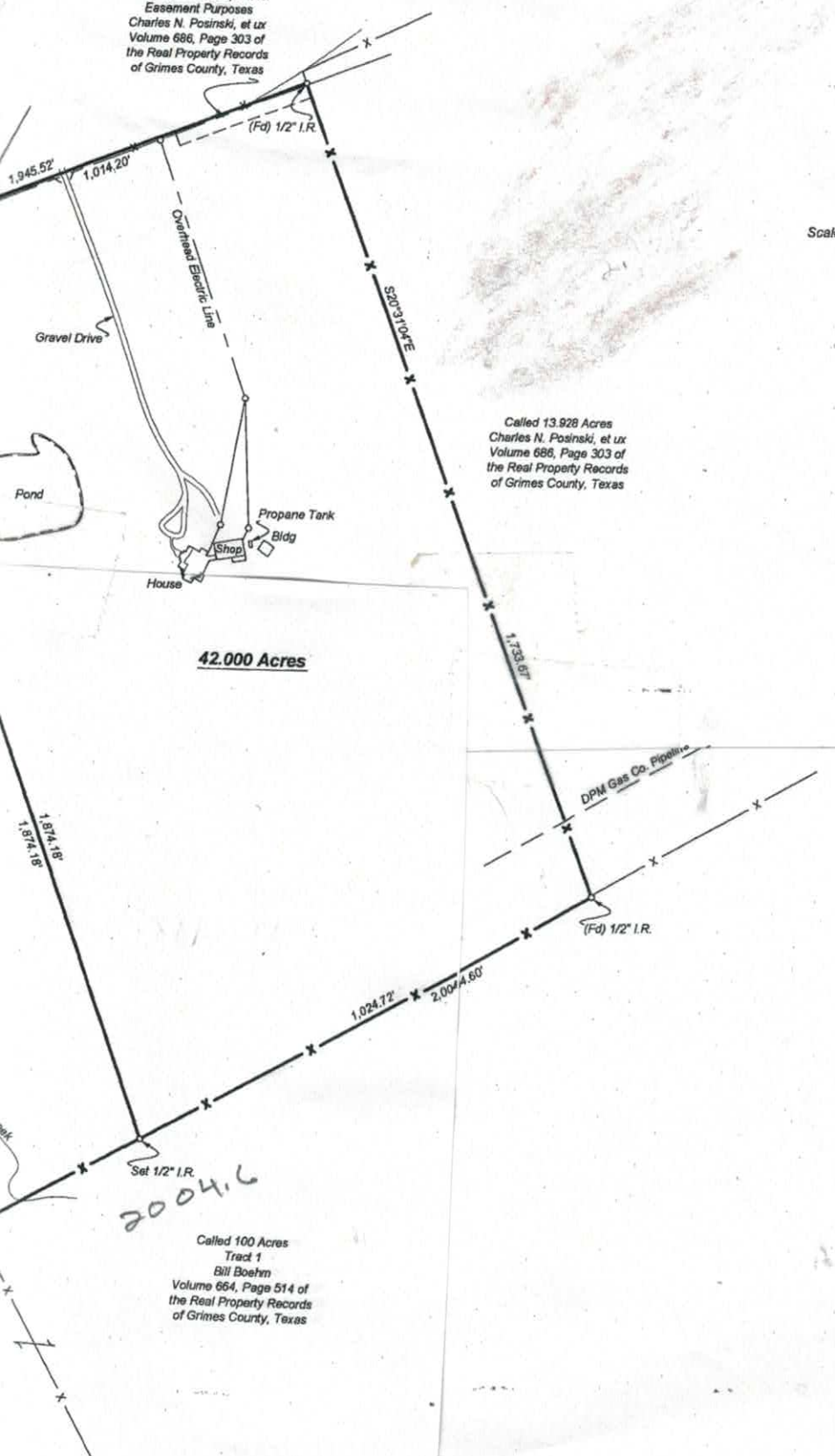
Scale: 1" = 200'

Called 13,928 Acres  
Charles N. Posinski, et ux  
Volume 686, Page 303 of  
the Real Property Records  
of Grimes County, Texas

42,000 Acres

Called 100 Acres  
Tract 1  
Bill Boehm  
Volume 664, Page 514 of  
the Real Property Records  
of Grimes County, Texas

2004.6





FIELD NOTES

42.334 Acre Tract  
Leonard W. Groce League, A-24  
Grimes County, Texas  
January 30, 2008

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Leonard W. Groce League, Abstract No. 24, being a part of a called 84.359 acre tract, more or less, as described in a Warranty Deed with Vendor's Lien from Ambrose T. Nowak, Executor, to Marshall M. Seymour, et ux, dated September 25, 1992, of record in Volume 702, Page 311 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch iron rod, at the base of a t-post, in the generally fenced South R.O.W. line of FM 149 for the Northeast corner of a called 15.359 acre tract of land described in a Deed to Frank Nowak, Jr. of record in Volume 518, Page 736 of the Real Property Records of Grimes County, Texas and the Northwest corner of the called 84.359 acre tract, more or less, mentioned above;

THENCE N 69 deg. 08 min. 20 sec. E, 931.32 ft., along the generally fenced South R.O.W. line of FM 149 and the North line of the called 84.359 acre tract, more or less, mentioned above to a set 1/2 inch iron rod for the Northwest corner of a 42.000 acre tract being surveyed at this time and Northeast corner of the tract of land herein described;

THENCE S 20 deg. 31 min. 04 sec. E, 1,874.18 ft., along the West line of the 42.000 acre tract being surveyed at this time and the East line of the tract of land herein described to a set 1/2 inch iron rod for its Southeast corner, the Southwest corner of the said 42.000 acre tract, in the South line of the called 84.359 acre tract, more or less, mentioned above and same being in the generally fenced North line of a called 100 acre tract of land described as Tract 1 in a Deed to Bill Boehm of record in Volume 664, Page 514 of the Real Property Records of Grimes County, Texas;

THENCE S 61 deg. 15 mi. 28 sec. W, 979.88 ft., along the generally fenced North line of the called 100 acre Boehm tract of record in Volume 664, Page 514 of the Real Property Records of Grimes County, Texas and the South line of the called 84.359 acre tract, more or less, mentioned above to a found 3/4 inch iron pipe for its Southwest corner and the Southeast corner of the called 15.359 acre Nowak, Jr. tract of record in Volume 518, Page 736 of the Real Property Records of Grimes County, Texas;

THENCE N 19 deg. 25 min. 11 sec. W, 2,009.15 ft., along the East line of the called 15.359 acre Nowak, Jr. tract of record in Volume 518, Page 736 of the Real Property Records of Grimes County, Texas and the West line of the called 84.359 acre tract, more or less, mentioned above to **THE PLACE OF BEGINNING** containing 42.334 acres of land.

DATED this the 30 day of JANUARY, 2008

Exhibit A  
10/1

SIGNED Steven M. Wisnoski  
Steven M. Wisnoski  
Registered Professional Land Surveyor  
State of Texas No. 6006

2008



## FIELD NOTES

42.000 Acre Tract  
Leonard W. Groce League, A-24  
Grimes County, Texas  
January 30, 2008

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Leonard W. Groce League, Abstract No. 24, being a part of a called 84.359 acre tract, more or less, as described in a Warranty Deed with Vendor's Lien from Ambrose T. Nowak, Executor, to Marshall M. Seymour, et ux, dated September 25, 1992, of record in Volume 702, Page 311 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

**COMMENCING** at a found ½ inch iron rod, at the base of a t-post, in the generally fenced South R.O.W. line of FM 149 for the Northeast corner of a called 15.359 acre tract of land described in a Deed to Frank Nowak, Jr. of record in Volume 518, Page 736 of the Real Property Records of Grimes County, Texas and the Northwest corner of the called 84.359 acre tract, more or less, mentioned above;

THENCE N 69 deg. 08 min. 20 sec. E, 931.32 ft., along the generally fenced South R.O.W. line of FM 149 and the North line of the called 84.359 acre tract, more or less, mentioned above to a set ½ inch iron rod for the Northeast corner of a 42.334 acre tract being surveyed at this time, the Northwest corner of the tract of land herein described and same being **THE TRUE PLACE OF BEGINNING** for this survey description;

THENCE N 69 deg. 08 min. 20 sec. E, 1,014.20 ft., along the generally fenced South R.O.W. line of FM 149 and the North line of the called 84.359 acre tract, more or less, mentioned above to a found ½ inch iron rod, at fence corner, for its Northeast corner and the Northwest corner of a called 13.928 acre tract of land described in a Deed to Charles N. Posinski, et ux, of record in Volume 686, Page 303 of the Real Property Records of Grimes County, Texas;

THENCE S 20 deg. 31 min. 04 sec. E, 1,733.67 ft., along the fenced West line of the called 13.928 acre Posinski tract of record in Volume 686, Page 303 of the Real Property Records of Grimes County, Texas and the East line of the called 84.359 acre tract, more or less, mentioned above to a found ½ inch iron rod, near fence corner, for its Southeast corner, the Southwest corner of the aforementioned 13.928 acre Posinski tract and same being in the generally fenced North line of a called 100 acre tract of land described as Tract 1 in a Deed to Bill Boehm of record in Volume 664, Page 514 of the Real Property Records of Grimes County, Texas;

THENCE S 61 deg. 15 mi. 28 sec. W, 1,024.72 ft., along the generally fenced North line of the called 100 acre Boehm tract of record in Volume 664, Page 514 of the Real Property Records of Grimes County, Texas and the South line of the called 84.359 acre tract, more or less, mentioned above to a set ½ inch iron rod for the Southwest corner of the tract of land herein described and the Southeast corner of the 42.334 acre tract being surveyed at this time;

Exhibit

B1002  
1001

THENCE N 20 deg. 31 min. 04 sec. W, 1,874.18 ft., along the East line of the 42.334 acre tract being surveyed at this time and the West line of the tract of land herein described to **THE TRUE PLACE OF BEGINNING** containing 42.000 acres of land.

DATED this the 30 day of JANUARY, 2008

SIGNED *Steven M. Wisnoski*  
Steven M. Wisnoski  
Registered Professional Land Surveyor  
State of Texas No. 6006

Exhibit B  
2008

David Pesketa County Clerk  
Grimes County

STATE OF TEXAS  
COUNTY OF GRIMES  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of:  
Grimes County  
as stated hereon by me.  
Jun 09, 2008

Filed for Record in:  
Grimes County  
On: Jun 09, 2008 at 03:22P  
As a RECORDING  
Document Number: 00223451  
Amount: 31.00  
Receipt Number - 23030  
By: Kristie Johnson

RECORDER'S MEMORANDUM  
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS  
FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC  
REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON, OR  
PHOTO COPY, DISCOLORED PAPER, ETC.. ALL BLOCKOUTS,  
ADDITIONS AND CHANGES WERE PRESENT AT THE TIME THE  
INSTRUMENT WAS FILED AND RECORDED.

GUARANTY TITLE COMPANY  
OF GRIMES COUNTY  
P. O. BOX 1540  
211 E. WASHINGTON  
NAVASOTA, TX 77968

40051