



**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  
1061

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

152051

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

B1062

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

Filed for Record in:  
Grimes County  
On: Jun 09, 2008 at 03:22P  
As a RECORDING

Document Number: 00223451  
Amount: 31.00  
Receipt Number: 23028  
By: Kr. S. L. Johnson

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

David Paskett, County Clerk  
Grimes County

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 1640  
211 E. WASHINGTON  
NAVASOTA TX 77568

1001