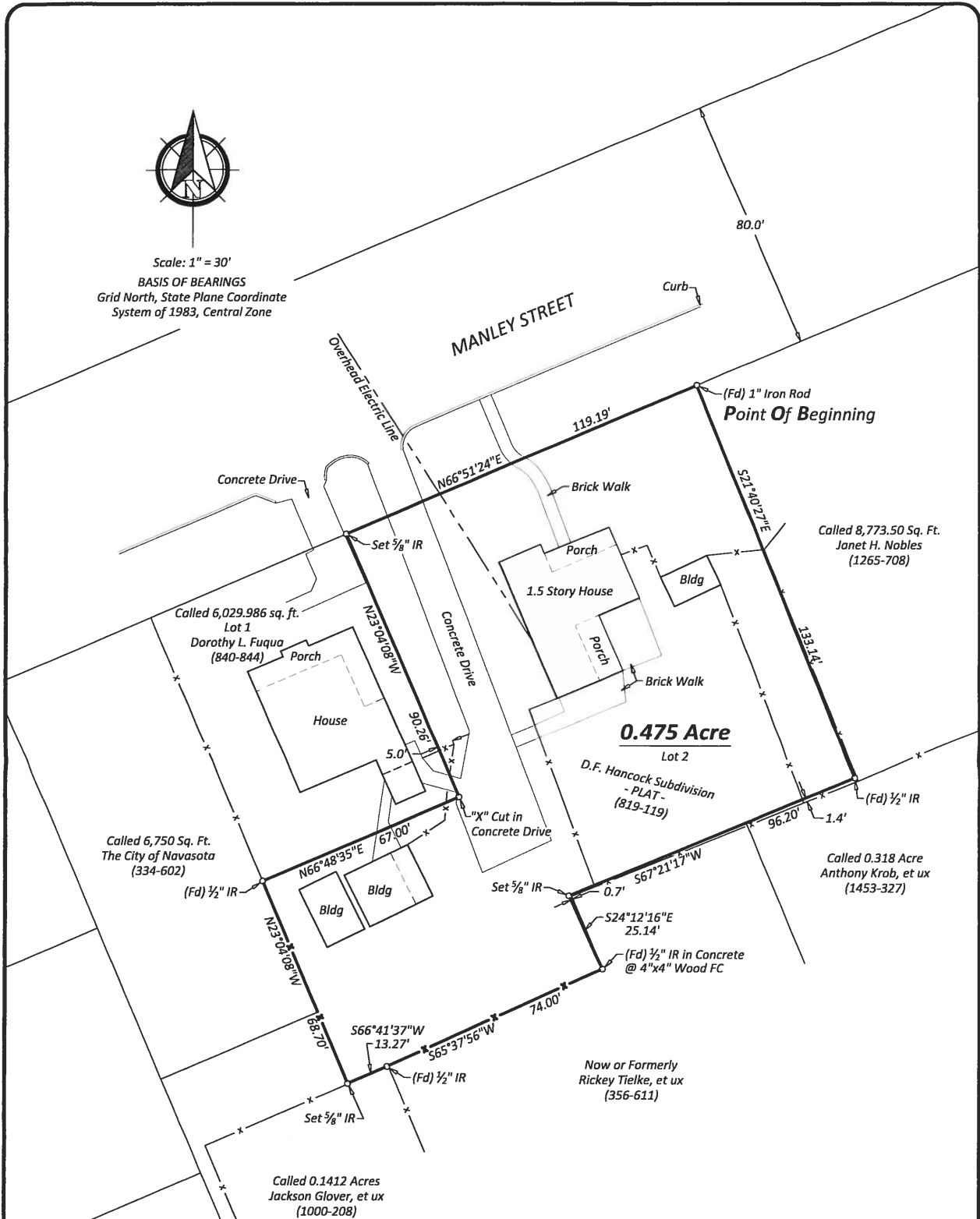




Scale: 1" = 30'
BASIS OF BEARINGS
Grid North, State Plane Coordinate
System of 1983, Central Zone




Buyer of Property: Jennifer Fultz
Address of Property: 604 Manley St
Navasota, Texas 77868

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) This survey is only valid if originally signed and embossed.
- 3) © 2016 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) Prepared without the benefit of a current title commitment.

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 Date: July 19, 2017
R.P.L.S. 6006

Situated in Grimes County, Texas, out of the D. Tyler Survey, Abstract No. 55, being known as Lot 2, D.F. Hancock Subdivision to the City of Navasota according to the map or plat thereof recorded in Volume 819, Page 119 of the Real Property Records of Grimes County, Texas & being a part of the called 26,717.267 sq. ft. tract as described in a General Warranty Deed from William C. Youens, et al to Debra F. Hancock, dated September 23, 1993, of record in Volume 725, Page 711 of the Real Property Records of Grimes County, Texas.

Wisnoski Land Surveying, LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100

© Job #: 2017-07-101

METES AND BOUNDS DESCRIPTION
of a
0.475 Acre Tract
Block 144, H&TCRR Addition
City of Navasota, Grimes County, Texas
July 19, 2017

All that certain tract of land lying and being situated in Grimes County, Texas, out of the D. Tyler Survey, Abstract No. 55, being known as Lot 2, D.F. Hancock Subdivision to the City of Navasota according to the map or plat thereof recorded in Volume 819, Page 119 of the Real Property Records of Grimes County, Texas, being a part of the called 26,717.267 sq. ft. tract as described in a General Warranty Deed from William C. Youens, et al to Debra F. Hancock, dated September 23, 1993, of record in Volume 725, Page 711 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 1 inch iron rod for the Northeast corner of Lot 2, D.F. Hancock Subdivision mentioned above, the Northwest corner of a called 8,773.50 sq. ft. tract as described in a Deed to Janet H. Nobles (1265/708) and same being in the Southeast ROW of Manley Street (80 ft. ROW);

THENCE S 21°40'27" E, 133.14 ft., along the partly and generally fenced Southwest line of said 8,773.50 sq. ft. Nobles tract (1265/708) and the Northeast line of Lot 2 mentioned above to a found 1/2 inch iron rod, 1.5 ft. Northwest of a 4 inch by 4 inch wood fence corner post, for its Southeast corner, the apparent Southwest corner of said Nobles tract and same being in the apparent North line of a called 0.318 acre tract as described in a Deed to Anthony Krob, et ux (1453/327);

THENCE S 67°21'17" W, 96.20 ft., along the generally fenced and Northwest line of said 0.318 acre Krob tract (1453/327), the Northwest line of a tract now or formerly owned by Rickey Tielke, et ux (356/611) and a Southeast line of Lot 2 mentioned above to a set 5/8 inch iron rod, near the Northwest side of a 4 inch by 4 inch wood fence corner post, for its interior corner and the apparent Northwest corner of said Tielke tract;

THENCE S 24°12'16" E, 25.14 ft., along the generally fenced and common line of Lot 2 mentioned above and of said Tielke tract (356/611) to a found 1/2 inch iron rod, in concrete at the West base of a 4 inch by 4 inch wood fence corner post, for their common corner;

THENCE S 65°37'56" W, 74.00 ft., generally along a board fence line located on the common line of Lot 2 mentioned above and of said Tielke tract (356/611) to a found 1/2 inch iron rod for the Northwest corner of said Tielke tract and the Northeast corner of a called 0.1412 acre tract as described in a Deed to Jackson Glover, et ux (1000/208);

THENCE S 66°41'37" W, 13.27 ft., generally along a chain link fence along the common line of said 0.1412 acre Glover tract (1000/208) and of Lot 2 mentioned above to a set 5/8 inch iron rod, 1.0 ft. East of a 2.5 inch iron pipe fence corner post, for its Southwest corner;

THENCE N 23°04'08" W, 68.70 ft., generally along a chain link fence along the West line of Lot 2 mentioned above to a found 1/2 inch iron rod for its Westerly Northwest corner, the Southwest corner of Lot 1 as described in a Deed to Dorothy L. Fuqua (840/844) and same being in the East line of a called 6,750 sq. ft. tract as described in a Deed to the City of Navasota (334/602);

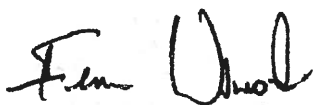
THENCE N 66°48'35" E, 67.00 ft., along the non fenced and common line of Lots 1 and 2 to a "X" cut in a concrete driveway for their common corner;

THENCE N 23°04'08" W, 90.26 ft., along the non fenced and common line of Lots 1 and 2 to a set 5/8 inch iron rod for the Northeast corner of Lot 1, the Northerly Northwest corner of Lot 2 and same being in the Southeast ROW of Manley Street;

THENCE N 66°51'24" E, 119.19 ft., along the Southeast ROW of Manley Street and the Northwest line of Lot 2 mentioned above to the **PLACE OF BEGINNING** and containing 0.475 acre of land.

Basis of Bearings:

Grid North, State Plane Coordinate System of 1983, Central Zone.



Steven M. Wisnoski 07/19/2017
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2017-07-17-01