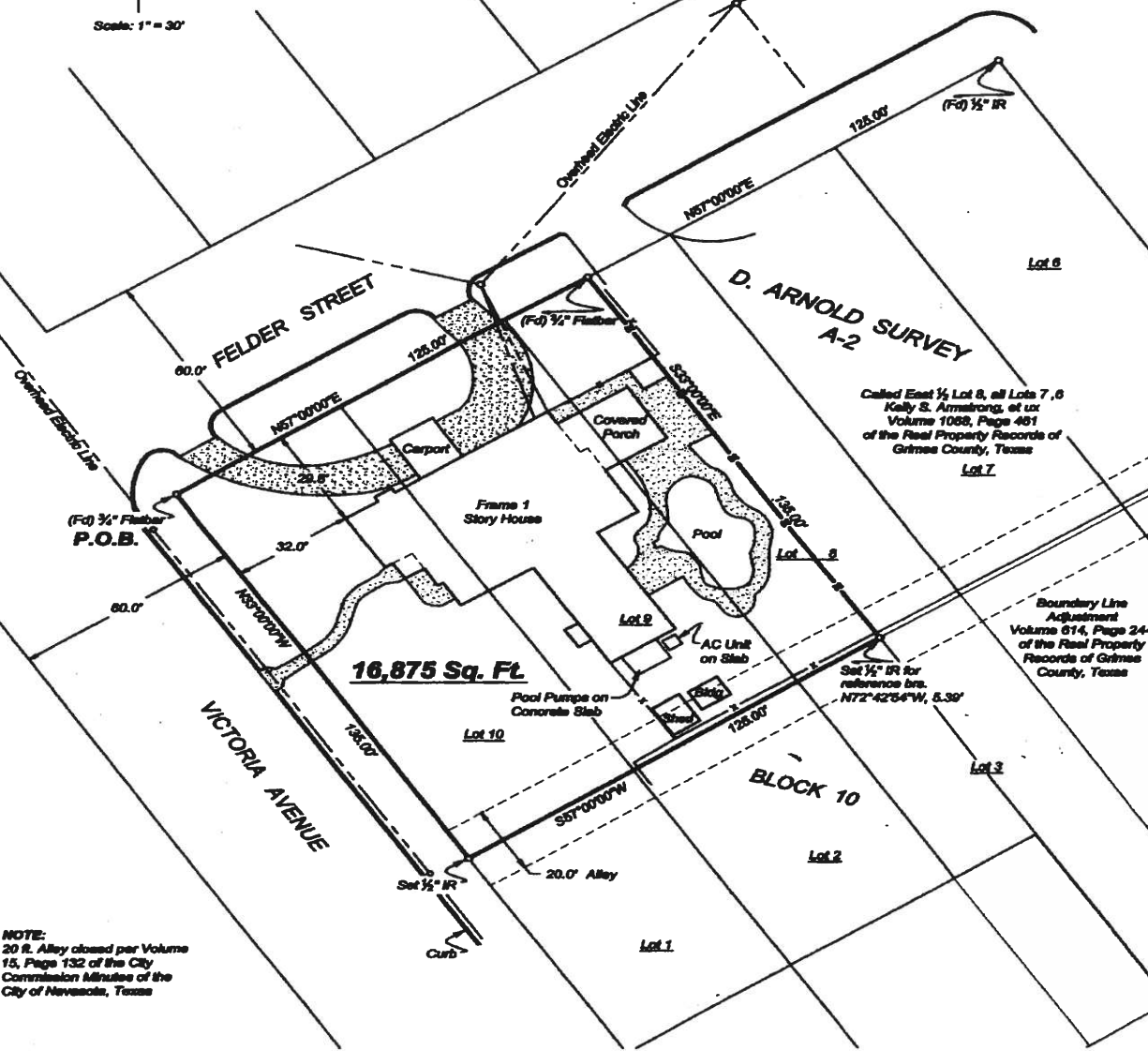




Scale: 1" = 30'

Address of Property: 318 Victoria Avenue  
Nevesota, Texas 77868



16,875 Sq. Ft.

NOTE:  
20 ft. Alley closed per Volume  
15, Page 132 of the City  
Commission Minutes of the  
City of Nevesota, Texas

I, Steven M. Winoold, 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. Winoold Date: January 10, 2012  
R.P.L.S. 6006

Situated in Grimes County, Texas, out of the D. Arnold Survey, Abstract  
No. 2, being known as the West 1/2 of Lot 8, all of Lots 9 and 10, Block  
10, Felder Addition to the City of Nevesota, according to the map or plat  
thereof recorded in Volume 37, Page 616 of the Real Property Records  
of Grimes County, Texas and being the same tract of land as described  
in an Assumption Deed from Lewis E. March, et ux, to Robert Courtney  
Armstrong, et ux, dated March 25, 1861, of record in Volume 416, Page  
629 of the Real Property Records of Grimes County, Texas.

Winoold Land Surveying LLC  
PO Box 1744  
Nevesota, Texas 77868  
936-670-7100

Job #: 2010-05-12-02

**METES AND BOUNDS DESCRIPTION**

**of a  
16,875 Sq. Ft. Tract  
Part Lot 8, all 9 and 10, Block 10  
Felder Addition, City of Navasota  
Grimes County, Texas  
January 19, 2012**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the D. Arnold Survey, Abstract No. 2, being known as the West ½ of Lot 8, all of Lots 9 and 10, Block 10, Felder Addition to the City of Navasota, according to the map or plat thereof recorded in Volume 37, Page 516 of the Real Property Records of Grimes County, Texas, being the same tract of land as described in an Assumption Deed from Lewis E. March, et ux, to Robert Courtney Armstrong, et ux, dated March 25, 1981, of record in Volume 416, Page 629 of the Real Property Records of Grimes County, Texas and more fully described as follows:

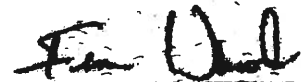
**BEGINNING** at a found ¼ inch flatbar for the West or Northwest corner of Block 10, Felder Addition, for the Northwest corner of Lot 10, in the Northeast ROW line of Victoria Street (60 ft. ROW), the Southeast ROW line of Felder Street (60 ft. ROW) and same being the Northwest corner of the tract of land herein described;

**THENCE** N 57°00'00" E, 125.00 ft., along the Southeast ROW line of Felder Street and the Northwest line of Block 10 to a found ¼ inch flatbar for the Northerly or Northeast corner of the tract of land herein described, being the midpoint on the North line of Lot 8 and same being the West or Northwest corner of a tract of land owned by Kelly S. Armstrong, et ux, of record in Volume 1068, Page 461 of the Real Property Records of Grimes County, Texas, from which a found ¼ inch iron rod for the Northerly or Northeast corner of Block 10 brs. N 57°0'00" E, 125.00 ft.;

**THENCE** S 33°00'00" E, along the partially fenced Northeast line of the tract of land mentioned above, the centerline of Lot 8 and the Southwest line of said Armstrong tract (1068/461) and **PASSING** at 125.00 ft. the South line of Lot 8 and the Northwest line of a 20 ft. alley (closed per Volume 15, Page 132 of the City Commission Minutes of the City of Navasota, Texas), **PASSING** at 133.32 ft. the Southerly or Southwest corner of said Armstrong tract (per boundary line adjustment in Volume 614, Page 244, Real Property Records of Grimes County, Texas) and the Westerly or Northwest corner of a tract of land owned by Nora Maupin of record in Volume 1002, Page 167 of the Real Property Records of Grimes County, Texas and continuing along the Northeast line of the tract of land herein described for a **TOTAL DISTANCE** of 135.00 ft. to the Easterly or Southeast corner of the tract of land herein described, the Northerly or Northeast corner of a tract of land as described in a Deed to Wayne Ganske of record in Volume 560, Page 51 of the Real Property Records of Grimes County, Texas and said corner being on the centerline of said alley, from which a set ¼ inch iron rod, for reference, brs. N 72°42'54" W, 5.39 ft.;

**THENCE** S 57°00'00" W, 125.00 ft., along the centerline of said alley and the Southeast line of the tract of land herein described to a set ¼ inch iron rod for its Southerly or Southwest corner in the Southwest line of Block 10, in the Southwest line of said alley and same being in the Northeast ROW line of Victoria Avenue;

**THENCE** N 33°00'00" W, along the Northeast ROW line of Victoria Avenue, the Southwest line of said alley and **PASSING** at 10.00 ft. its Northwest corner and the Southerly or Southwest corner of Lot 10 and continuing along the Southwest line of Lot 10 for a **TOTAL DISTANCE** of 135.00 ft. to the **PLACE OF BEGINNING** containing 16,875 sq. ft. of land.



**Steven M. Wisnoski**  
Registered Professional Land Surveyor  
State of Texas No. 6006  
Job #: 2010-05-12-02