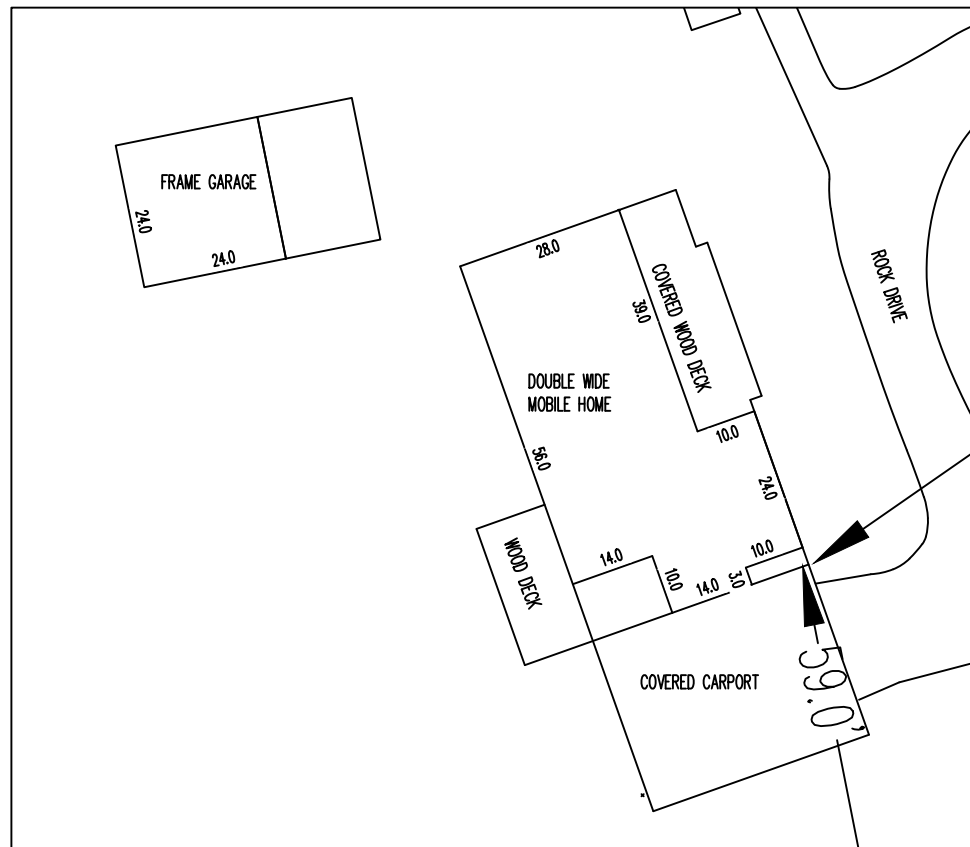
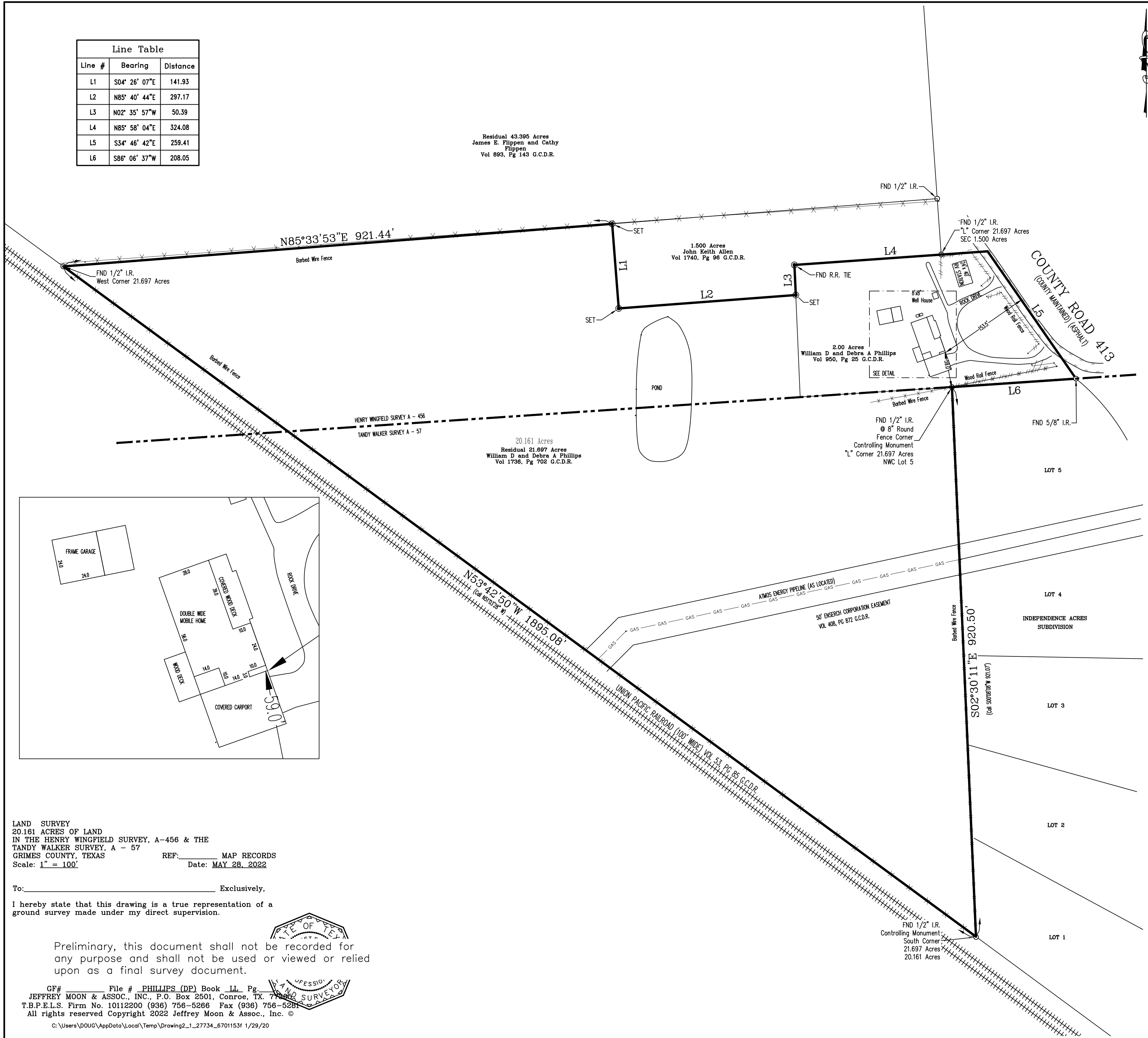


Line Table		
Line #	Bearing	Distance
L1	S04° 26' 07"E	141.93
L2	N85° 40' 44"E	297.17
L3	N02° 35' 57"W	50.39
L4	N85° 58' 04"E	324.08
L5	S34° 46' 42"E	259.41
L6	S86° 06' 37"W	208.05

Residual 43.395 Acres
James E. Flippen and Cathy Flippen
Vol 893, Pg 143 G.C.D.R.

- Notes:
- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
 - 2) All "SET" referenced to set 6-1/2 foot "T" Post at corners.
 - 3) This survey was done without the benefit of a Title Report that would reflect any Easements, Building lines, or other Restrictions.
 - 4) Surveyor has not abstracted this tract of land for Ownership, Easements, Restrictions, etc.
 - 5) This survey is based in part on a Metes and Bounds description of even date.
 - 6) Surveyor has subdivided this tract solely at owners request.
 - 7) The subdivision of this tract of land maybe in violation of City / County codes and or regulations for the subdivision of land. Owner should verify such with respective governmental authorities.

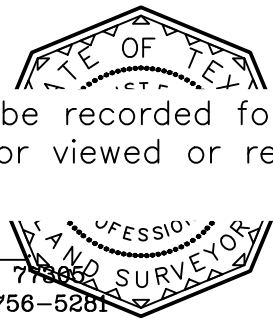


LAND SURVEY
20.161 ACRES OF LAND
IN THE HENRY WINGFIELD SURVEY, A-456 & THE
TANDY WALKER SURVEY, A - 57
GRIMES COUNTY, TEXAS
Scale: 1" = 100'
REF: _____ MAP RECORDS
Date: MAY 28, 2022

To: _____ Exclusively.

I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



GF# _____ File # PHILLIPS (DP) Book LL Pg. _____
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