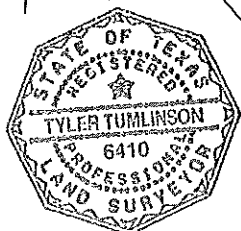
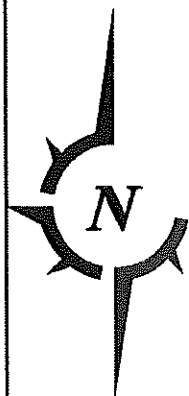


- = SET 1/2" I.R. W/ YELLOW CAP
- = FOUND 1/2" I.R. (UNLESS OTHERWISE NOTED)
- = POWER POLE
- E— = OVERHEAD ELECTRICAL LINE
- X— = BARBED WIRE FENCE
- I.R. = IRON ROD
- Sub. = SUBDIVISION
- R.P.R.G.C. = REAL PROPERTY RECORDS OF GRIMES COUNTY



**ROBERT ARMOUR SURVEY
A - 1
GRIMES COUNTY, TEXAS**

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

T. Tumlinson

Tyler Tumlinson, R.P.L.S. No 6410

June 19, 2018

Remainder of Lot 49
West Johnson Sub.
remainder of a
called 9.65 acres
Ricky Schultz
(535/735)

Lot 50-2
West Johnson Sub.
called 2.08 acres
Richard Thurmon
(929/423)

7.27 Acre Tract

Being the remainder of
Lot 50
West Johnson Sub.
called 10.000 acres
Ronald C. Schultz
Volume 535, Page 708
R.P.R.G.C.

Lot 51
West Johnson Sub.
called 10.000 acres
James Ernest Trice
(1202/508)

Called 100.00 acres
Donald & Corleen Cleary
(1166/561)

P.O.B.



- The following easements do not apply:
- 150' Utility esmt to Gulf States Utilities (400/583)
 - 30' Right-of-way esmt to Enserch Corp. (482/144)
 - 30' Right-of-way esmt to Enserch Corp. (433/158)
 - 50' Right-of-way esmt to Enserch Corp. (435/651)
 - Temporary construction & access esmt to Seminole Pipeline Co. (441/44)
 - 30' Right-of-way esmt to Seminole Pipeline Co. (441/96)
 - Right-of-way esmt. to Texas Municipal Power Agency (442/229)
 - Right-of-way esmt. to Texas Municipal Power Agency (442/241)
 - 100' W/D and 60' Right-of-way esmt. to Veterans Land Board (535/756)
 - 20' Utility esmt & Access esmt to Mid-South Electric Cooperative, Inc. (634/300)
 - 20' Utility esmt & Access esmt to Mid South Electric Cooperative, Inc. (647/814)
 - 9.46ac W/D to G.C. & Gay Nell Schultz (684/428)
 - 20' Utility esmt & Access esmt to Mid South Electric Cooperative, Inc. (739/315)
 - 100' Severance deed & 30' Right-of-way deed to G.C. Schultz (1229/87)
 - 50' Right-of-way esmt to Texas Express Pipeline, LLC. (1415/330)
 - 30' Access esmt to Texas Express Pipeline, LLC. (1430/249)

PROJECT:	01346-7.27 ac
DATE:	6-19-2018
SURVEYOR:	T. TUMLINSON
DRAWN BY:	K. WEISS
FIELDBOOK:	SEE FILE

BOUNDARY AND IMPROVEMENT SURVEY
OF A 7.27 ACRE TRACT OF LAND OUT OF THE ROBERT
ARMOUR SURVEY, A-1, GRIMES COUNTY, TEXAS.

TUMLINSON
LAND SURVEYING
1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10193856



METES AND BOUNDS DESCRIPTION

7.27 ACRE TRACT

Robert Armour Survey
A - 1
Grimes County, Texas

Being a 7.27 acre tract of land out of the Robert Armour Survey, Abstract No. 1, Grimes County, Texas and being the remainder of a called 10.000 acre tract of land described to Ronald C. Schultz, recorded in Volume 535, Page 708 of the Real Property Records of Grimes County, Texas, said 7.27 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the northeast line of said remainder acre tract, same being the northwest corner of a called 10.000 acre tract to James Ernest Trice, (1202/508), located on the southwest line of a called 100.00 acre tract to Donald & Carleen Cleary, (1166/561), for the northeast corner of this

THENCE along the southeast line of said remainder tract, common boundary with said 10.000 acre tract S 48°17'05" W a distance of 973.90 feet to a 1/2 inch iron rod with a yellow cap set on the northeast margin of Stillmeadow Lane, for the southeast corner of this;

THENCE crossing said remainder tract, with the northeast margin of said lane N 41°38'49" W a distance of 214.74 feet to a 1/2 inch iron rod with yellow cap set on the northwest line of said remainder tract, located on the southeast line of a called 2.08 acre tract to Richard Thurman, (929/423), for the southerly southwest corner of this;

THENCE along the northwest line of said remainder tract, common boundary with said 2.08 acre tract N 48°21'23" E at 413.10 feet passing the northeast corner of said 2.08 acre tract and continuing across said remainder tract a total distance of 471.92 feet to a 1/2 inch iron rod with yellow cap found for an interior corner of this;

THENCE crossing said remainder tract N 34°20'39" W a distance of 222.80 feet to a 1/2 inch iron rod with yellow cap found on the northwest line of said remainder tract, same being the southeast line of a called 9.65 acre tract to Ricky C. Schultz, (535/735), for a southwest corner of this;

THENCE along the northwest line of our remainder tract, common boundary with said 9.65 acre tract N 48°12'44" E a distance of 473.06 feet to a 1/2 inch iron rod found at the northwest corner of said remainder tract, same being the northeast corner of said 9.65 acre tract, located on the southwest line of said 100.00 acre tract, for the northwest corner of this;

THENCE along the northeast line of said remainder tract, common boundary with said 100.00 acre tract S 41°43'29" E a distance of 435.71 feet to **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

June 19, 2018

A handwritten signature in black ink, appearing to read "Tyler Tumlinson".

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
01346-7.27

