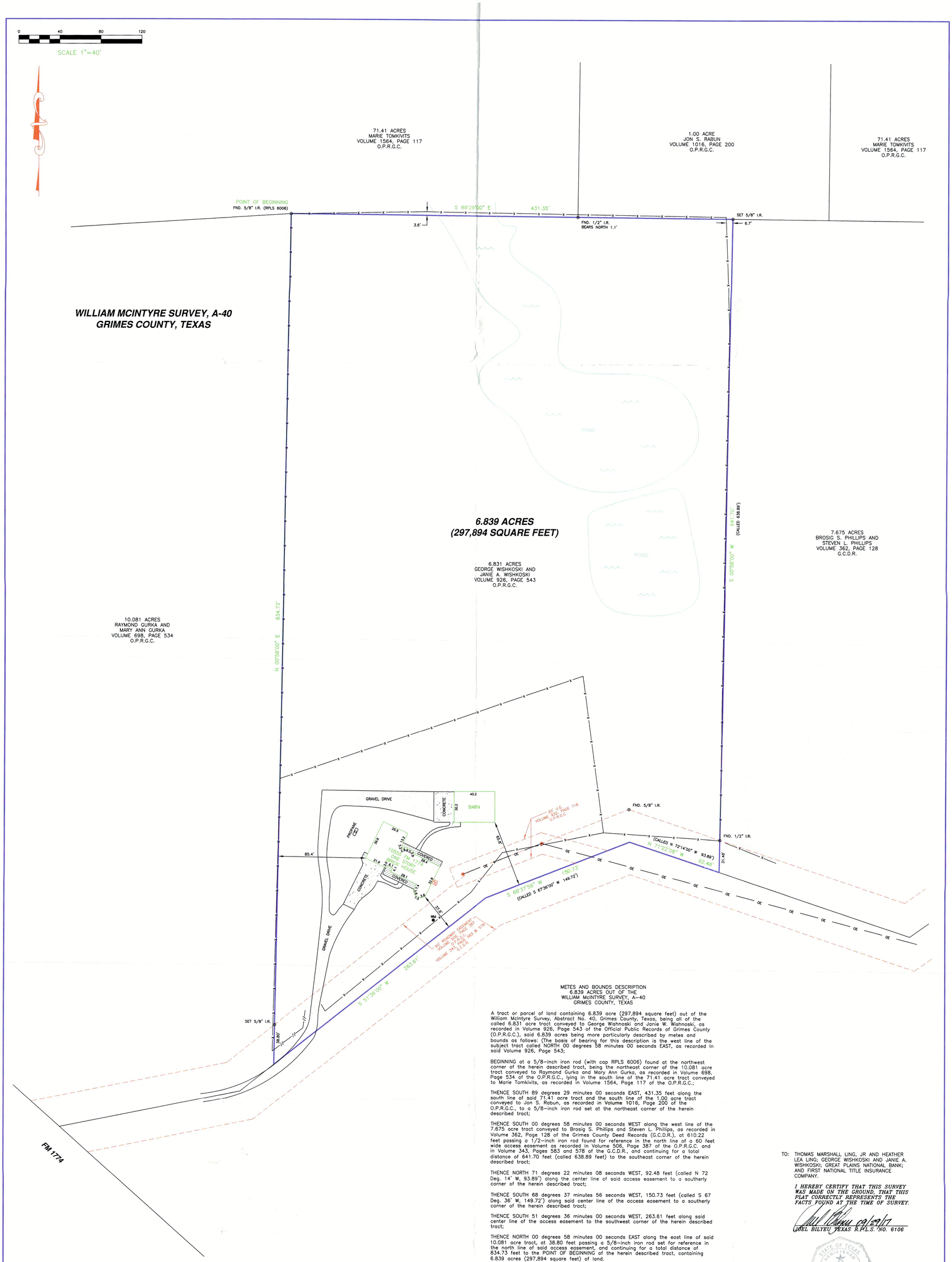

METES AND BOUNDS DESCRIPTION
6.839 ACRES OUT OF THE
WILLIAM McINTYRE SURVEY, A-40
GRIMES COUNTY, TEXAS

A tract or parcel of land containing 6.839 acre (297,894 square feet) out of the William McIntyre Survey, Abstract No. 40, Grimes County, Texas, being all of the called 6.831 acre tract conveyed to George Wishnoski and Janie W. Wishnoski, as recorded in Volume 926, Page 543 of the Official Public Records of Grimes County (O.P.R.G.C.), said 6.839 acres being more particularly described by metes and bounds as follows: (The basis of bearing for this description is the west line of the subject tract called NORTH 00 degrees 58 minutes 00 seconds EAST, as recorded in said Volume 926, Page 543;

BEGINNING at a 5/8-inch iron rod (with cap RPLS 6006) found at the northwest corner of the herein described tract, being the northeast corner of the 10.081 acre tract conveyed to Raymond Gurka and Mary Ann Gurka, as recorded in Volume 698, Page 534 of the O.P.R.G.C., lying in the south line of the 71.41 acre tract conveyed to Marie Tomkivits, as recorded in Volume 1564, Page 117 of the O.P.R.G.C.;

THENCE SOUTH 89 degrees 29 minutes 00 seconds EAST, 431.35 feet along the south line of said 71.41 acre tract and the south line of the 1.00 acre tract conveyed to Jon S. Rabun, as recorded in Volume 1016, Page 200 of the O.P.R.G.C., to a 5/8-inch iron rod set at the northeast corner of the herein described tract;

THENCE SOUTH 00 degrees 58 minutes 00 seconds WEST along the west line of the 7.675 acre tract conveyed to Brosig S. Phillips and Steven L. Phillips, as recorded in Volume 362, Page 128 of the Grimes County Deed Records (G.C.D.R.), at 610.22 feet passing a 1/2-inch iron rod found for reference in the north line of a 60 feet wide access easement as recorded in Volume 506, Page 387 of the O.P.R.G.C. and in Volume 343, Pages 583 and 578 of the G.C.D.R., and continuing for a total distance of 641.70 feet (called 638.89 feet) to the southeast corner of the herein described tract;

THENCE NORTH 71 degrees 22 minutes 08 seconds WEST, 92.48 feet (called N 72 Deg. 14' W, 93.89') along the center line of said access easement to a southerly corner of the herein described tract;

THENCE SOUTH 68 degrees 37 minutes 56 seconds WEST, 150.73 feet (called S 67 Deg. 36' W, 149.72') along said center line of the access easement to a southerly corner of the herein described tract;

THENCE SOUTH 51 degrees 36 minutes 00 seconds WEST, 263.61 feet along said center line of the access easement to the southwest corner of the herein described tract;

THENCE NORTH 00 degrees 58 minutes 00 seconds EAST along the east line of said 10.081 acre tract, at 38.80 feet passing a 5/8-inch iron rod set for reference in the north line of said access easement, and continuing for a total distance of 834.73 feet to the POINT OF BEGINNING of the herein described tract, containing 6.839 acres (297,894 square feet) of land.

TO: THOMAS MARSHALL LING, JR AND HEATHER LEA LING; GEORGE WISHKOSKI AND JANIE A. WISHKOSKI; GREAT PLAINS NATIONAL BANK; AND FIRST NATIONAL TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

10/2/17

JOEL BILYEU TEXAS R.P.L.S. NO. 6106

STATE OF TEXAS REGISTERED JOEL BILYEU 6106 LICENSED PROFESSIONAL LAND SURVEYOR

LEGEND

FND.	Found
I.R.	Iron Rod
G.C.D.R.	Grimes County Deed Records
O.P.R.G.C.	Official Public Records of Grimes County
U.E.	Utility Easement
A.E.	Aerial Easement
B.L.	Building Line
IRON ROD	⊙
WOOD FENCE	—//—
WIRE FENCE	—X—
WATER METER	WM
OVERHEAD ELECTRIC	—OE—
POWER POLE	●
A/C PAD	AC

NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SUBJECT TRACT CALLED N 00°58'00" E AS RECORDED IN VOLUME 926, PAGE 543 OF THE O.P.R.G.C.

2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRIMES COUNTY, PANEL No. 48185C0375C, MAP EFFECTIVE DATE: APRIL 3, 2012.

3. TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE No. T-17-316278-SP, EFFECTIVE DATE: AUGUST 31, 2017.

4. SURVEYOR DID NOT ABSTRACT TITLE AFFECTING THE SUBJECT TRACT AND OFFERS NO TITLE OPINION.

5. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SURVEY AND IS ON FILE IN THE OFFICE OF C&R SURVEYING, INC.

6. EASEMENT RECORDED IN VOLUME 1196, PAGE 141 IS 15 FEET WIDE CENTERED ON UNDERGROUND WATER LINE AS CONSTRUCTED. THE LOCATION OF THIS EASEMENT CAN NOT BE DETERMINED WITHOUT THE BENEFIT OF A SUB-SURFACE UTILITY STUDY WHICH WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

LAND TITLE SURVEY
6.839 ACRES OUT OF THE WILLIAM MCINTYRE SURVEY, A-40 GRIMES COUNTY, TEXAS

SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
33307 LOIS LANE MAGNOLIA, TEXAS 77354
OFFICE - (281) 259-6042 FAX - (281) 259-6043
E-MAIL - joel@crsurveying.com

Date:	09-29-17	Scale:	1"=40'
Drawn By:	J.R.B.	Checked By:	J.R.B.
Job No.:	02080-000-0-LTS	Drawing No.	C-470