

0' 100' 300' 400'



Scale: 1" = 100'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	125.12'	94.94'	N 67°18'37" E	143°22'40"

**SYMBOL LEGEND**

- OE— OVERHEAD ELECTRIC LINE
- X— BARBED WIRE FENCE
- POWER POLE
- SET SURVEY MONUMENT
- FND SURVEY MONUMENT

# ALFRED M. DEVEREUX SURVEY ABSTRACT NO. 182

CARL DAVY THACKER AND  
DEBRA S. THACKER  
CALLED 5.744 ACRES  
"TRACT F"  
VOL. 883, PG. 701  
R.P.R.G.C.T.

**COUNTY ROAD 351**  
(GRAVEL)

**POB**  
FND 1/2" I.R.  
N:10103565.43  
E:3719686.33

N 85°52'36" E 259.82'

FND 1/2" I.R.  
@ 46.41'

N 85°48'03" E 248.93'

FND 1/2" I.R.

**10.312 ACRES**

TAPAN GAJERA, ET AL  
CALLED 10.536 ACRES  
"TRACT ONE"  
VOL. 1616, PG. 507  
R.P.R.G.C.T.

CARL DAVY THACKER AND  
DEBRA S. THACKER  
CALLED 5.082 ACRES  
"TRACT H"  
VOL. 883, PG. 701  
R.P.R.G.C.T.

CARL DAVY THACKER AND  
DEBRA S. THACKER  
CALLED 5.284 ACRES  
"TRACT G"  
VOL. 883, PG. 701  
R.P.R.G.C.T.

PATRICK M. EASLEY AND  
JUDITH D. EASLEY  
CALLED 5.099 ACRES  
"TRACT I"  
VOL. 597, PG. 175  
R.P.R.G.C.T.

N 04°10'59" W 740.21'

S 04°02'57" E 771.11'

DUNDE HARRIS  
CALLED 10.07 ACRES  
TRACT 1  
VOL. 1590, PG. 529  
R.P.R.G.C.T.

CROWN RANCH  
DEVELOPMENT, LTD.  
CALLED 1,936.077 ACRES  
VOL. 1215, PG. 249  
R.P.R.G.C.T.

FND 1/2" I.R.

S 85°54'37" W 596.98'

FND AXLE

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
STEWART TITLE GUARANTY COMPANY  
G.F. NO. 2232922  
EFFECTIVE DATE: MARCH 11, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE  
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- R.O.W. EASEMENT GRANTED TO MAGNOLIA PIPE LINE COMPANY, PER VOL. 181, PG. 11, D.R.G.C.T. (DOES NOT AFFECT)
- R.O.W. EASEMENT GRANTED TO NAVASOTA TELEPHONE COMPANY, PER VOL. 212, PG. 429, D.R.G.C.T. (DOES NOT AFFECT)
- UTILITY EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY, PER VOL. 227, PG. 81, D.R.G.C.T. (DOES NOT AFFECT)
- R.O.W. EASEMENT TO DOBBIN PLANTERSVILLE WATER SUPPLY CORP PER VOL. 961, PG. 598, D.R.G.C.T. (5.082 ACRES, TRACT H) (BLANKET)

### BOUNDARY SURVEY

BEING a 10.312 acre tract situated in the Alfred M. Devereux Survey, Abstract Number 182, Grimes County, Texas, being comprised of all that same called 5.284 acre tract described as "Tract G" and all that same called 5.082 acre tract described as "Tract H", in instrument to Carl Davy Thacker and Debra S. Thacker, recorded in Volume 883, Page, 701 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), said 10.312 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

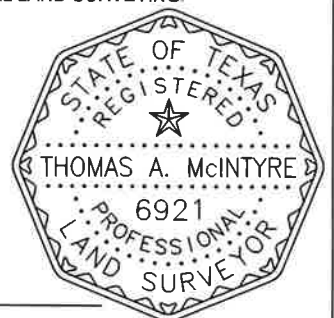
PROJECT NUMBER	23884
DATE	04-07-2022
DRAWN BY	LG/TK
CHECKED BY	AJD / DVB / MJW
FIELD CREW	EL
REVISION 1	04-19-2022
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48185C0500C HAVING AN EFFECTIVE DATE OF 04/03/2012.

**BASIS OF BEARINGS:** BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PURCHASER.....REBECCA EADIE  
ADDRESS.....11349 COUNTY ROAD 351, PLANTERSVILLE, TX 77363  
SURVEY.....ALFRED M. DEVEREUX, A-182  
AREA.....10.312 ACRES  
COUNTY.....GRIMES

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921



**TEXAS**  
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FIRM REGISTRATION NO. 100834-00