

TROY BRIMAGE & SABRINA BRIMAGE
 +/- 98.47 ACRES CONSISTING OF 5 TRACTS OF LAND
 & A 30' RIGHT-OF-WAY EASEMENT LOCATED IN THE
 FRANKLIN J. GREENWOOD SURVEY, A-19,
 GRIMES COUNTY, TEXAS



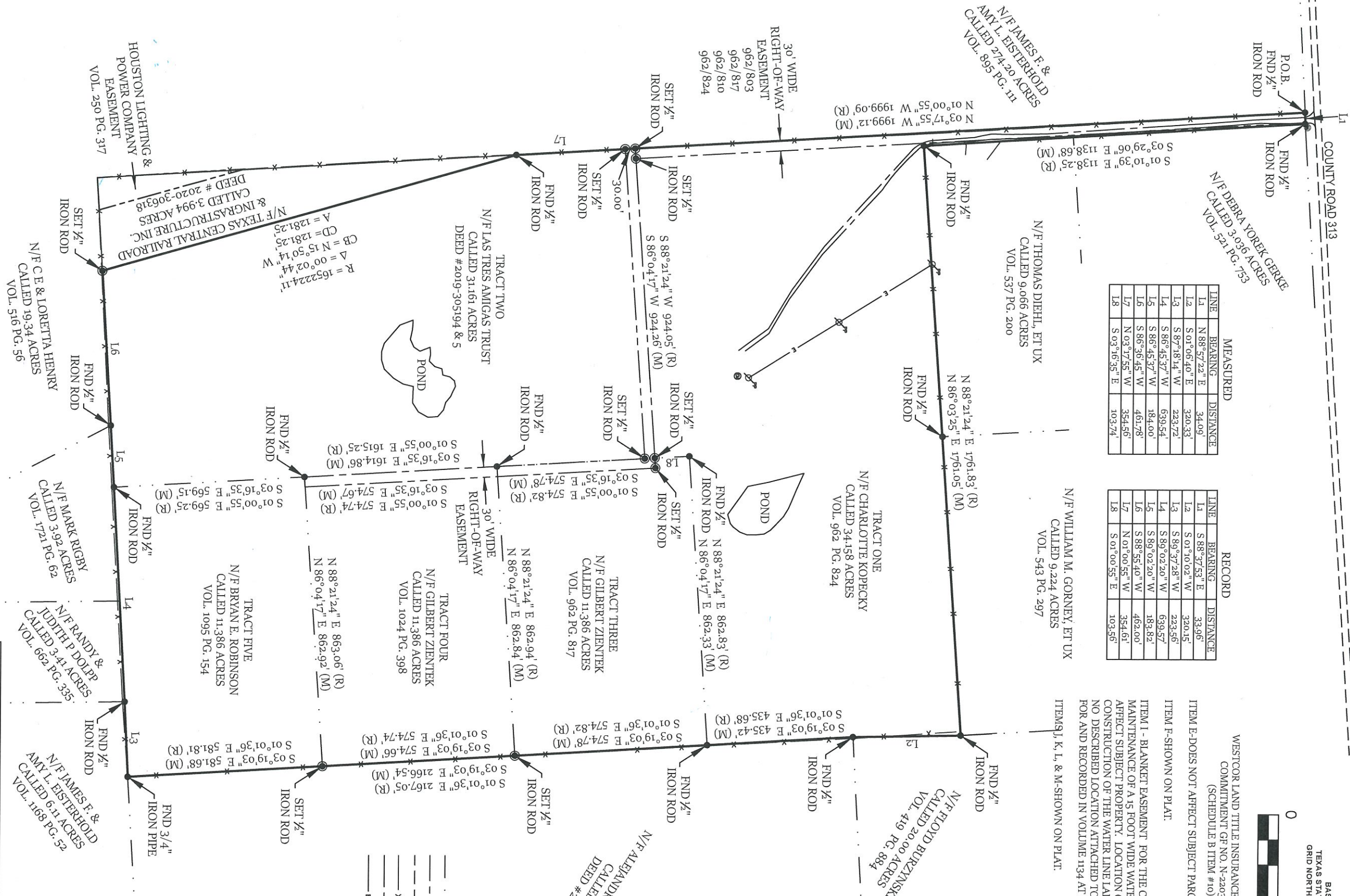
BASIS OF BEARINGS
 TEXAS STATE PLANE CENTRAL ZONE
 GRID NORTH FROM G.P.S. OBSERVATION



WESTCOR LAND TITLE INSURANCE COMPANY
 COMMITMENT GR NO. N-220302W
 (SCHEDULE B ITEM #10)

- ITEM F-SHOWN ON PLAT.
- ITEM E-DOES NOT AFFECT SUBJECT PARCEL, SHOWN ON PLAT.
- ITEM F-SHOWN ON PLAT.
- ITEM I - BLANKET EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A 15 FOOT WIDE WATER LINE EASEMENT MAY AFFECT SUBJECT PROPERTY. LOCATION OF EASEMENT PER THE CONSTRUCTION OF THE WATER LINE LAID AS BEING BUILT. THERE IS NO DESCRIBED LOCATION ATTACHED TO RECORD DOCUMENT CALLED FOR AND RECORDED IN VOLUME 1134 AT PAGE 318.
- ITEMS J, K, L, & M-SHOWN ON PLAT.

MEASURED		RECORD	
LINE	BEARING	LINE	BEARING
L1	N 88°57'22" E	L1	S 88°37'53" E
L2	S 01°06'40" E	L2	S 01°10'02" W
L3	S 87°18'14" W	L3	S 89°37'28" W
L4	S 86°45'37" W	L4	S 89°02'20" W
L5	S 86°45'37" W	L5	S 89°02'20" W
L6	S 86°36'45" W	L6	S 88°55'40" W
L7	N 03°17'55" W	L7	N 01°00'55" E
L8	S 03°16'35" E	L8	S 01°00'55" E



- LEGEND:**
- = Deed Lines
 - - - = Easement
 - - - - - = Edge of Pavement
 - X - - - = Fence
 - = Gravel Drive
 - = Overhead Electric Line
 - ⊕ = Electric Meter
 - ⊖ = Power Pole
 - ⊙ = Telephone Pedestal
 - ⊗ = Found RW Marker
 - = Found Iron Rod
 - ⊙ = Set 1/2" Iron
 - ⊙ = Measured
 - (R) = Record

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 +/- 98.47 ACRES LOCATED IN THE
 FRANKLIN J. GREENWOOD SURVEY, A-19,
 GRIMES COUNTY, TEXAS

DRAWN BY: TB DATE: 5/20/22 SCALE: 1"=300'
 REV: DESCRIPTION: DWN: DATE:

SURVEYED BY: KEITH ZIMMERMAN
 TEXAS SURVEY FIRM #: 10194212
 CERTIFICATE EXPIRATION DATE: 12/31/22

INNOVATIVE APPROACH - PROVEN RESULTS

4234 BOONVILLE RD
 BRYAN, TX 77802
 979-314-7590

CERTIFICATION

In my professional opinion, this plat represents the facts found on the ground during the course of a boundary Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Land Surveying and that there are no encroachments or protrusions except as shown.

KEITH ZIMMERMAN, R.P.L.S. NO. 6723
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR