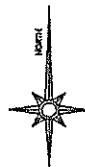
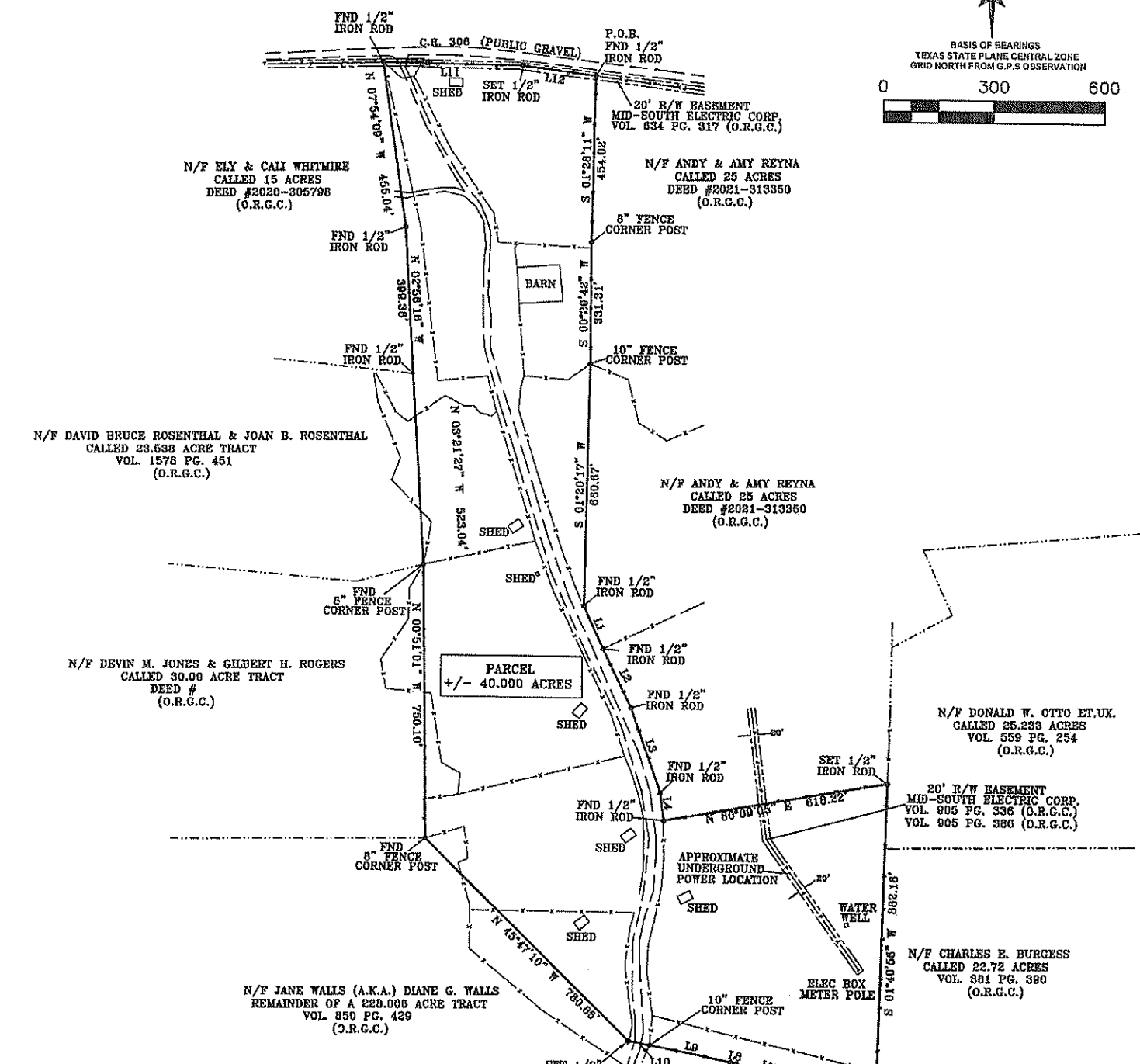


*Revised*

PWP LAND CO. LLC  
 +/- 40.00 ACRES LOCATED & BEING  
 OUT OF A 228.006 ACRE TRACT LOCATED  
 IN THE S.F. AUSTIN SURVEY, A-73,  
 GRIMES COUNTY, TEXAS

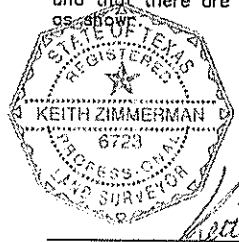


BASIS OF BEARINGS  
 TEXAS STATE PLANE CENTRAL ZONE  
 GRID NORTH FROM G.P.S. OBSERVATION



LINE	BEARING	DISTANCE
L1	S 24°12'11" E	129.55'
L2	S 25°55'11" E	177.95'
L3	S 19°31'02" E	247.82'
L4	S 07°33'11" E	74.39'
L5	N 72°58'08" W	82.95'
L6	N 72°53'26" W	145.05'
L7	N 73°18'50" W	169.18'
L8	N 76°49'20" W	16.06'
L9	N 78°45'26" W	226.35'
L10	N 78°45'26" W	59.52'
L11	S 89°03'50" E	382.09'
L12	S 82°09'41" E	202.96'

**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

NATIONAL INVESTORS TITLE INSURANCE CO.  
 COMMITMENT NO. NV2101002  
 (SCHEDULE B ITEM #10)

- SURVEYORS NOTE:
- ITEM C-PROPERTY LINE SHOWN IN RELATION TO PUBLIC ROAD.
  - ITEM D--SHOWN ON PLAT
  - ITEM E--BLANKET EASEMENT TO G&W WATER SUPPLY. DOES AFFECT PROPERTY. ALLOWS PLACEMENT, REPAIR AND ACCESS TO 15' WIDE EASEMENT OF LINES AS LAID.
  - ITEMS F & G BLANKET EASEMENTS TO MID-SOUTH ELECTRIC COOPERATIVE. EASEMENTS DO AFFECT PROPERTY. EASEMENTS ALLOW PLACEMENT, REPAIR AND ACCESS TO 20' WIDE EASEMENT OF LINES AS LAID 10 FEET TO EACH SIDE OF LINE.

- LEGEND
- X- Fence
  - G- Gas Line
  - M- Water Meter
  - S- SECTION LINE
  - SB- Building Setback
  - U&E- Utilities & Easements
  - P- Overhead Elec. Ln.
  - PP- Power Pole
  - T- Tel. Ln.
  - R- Found R/W Marker
  - I- Found Iron Rod
  - 1/2" - Set 1/2" Iron
  - (M) Measured
  - (R) Record

<b>PWP LAND CO. LLC</b> +/- 40.00 ACRES S.F. AUSTIN SURVEY, A-73, GRIMES COUNTY, TX.		
DRAWN BY:KZ REVISED: 3-16-2021	DATE: 2/25/21 SCALE: 1"=300	
DRAWING NO: 21-013 SURVEYED BY: KEITH ZIMMERMAN TEXAS SURVEY FIRM # 10194212 CERTIFICATE EXPIRATION DATE: 12/31/21		4234 BOONVILLE RD BRYAN, TX 77802 979.314.7590