

Notes:
 1. Basis of bearings: West line of subject property and the East line of Deep Woods Lane per the recorded deed (Volume 1088, Page 24, D.R.G.C.T.).
 2. Subject to an easement granted to International Great Northern Railroad Company per Vol. 121, Pg. 336 D.R.G.C.T.
 3. Subject to an easement per Vol. 420, Pg. 203 D.R.G.C.T.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	152.36'	300.00'	29°05'56"	N 17°07'33" W	150.73'
C2	160.85'	330.00'	27°55'37"	N 16°41'02" W	159.26'

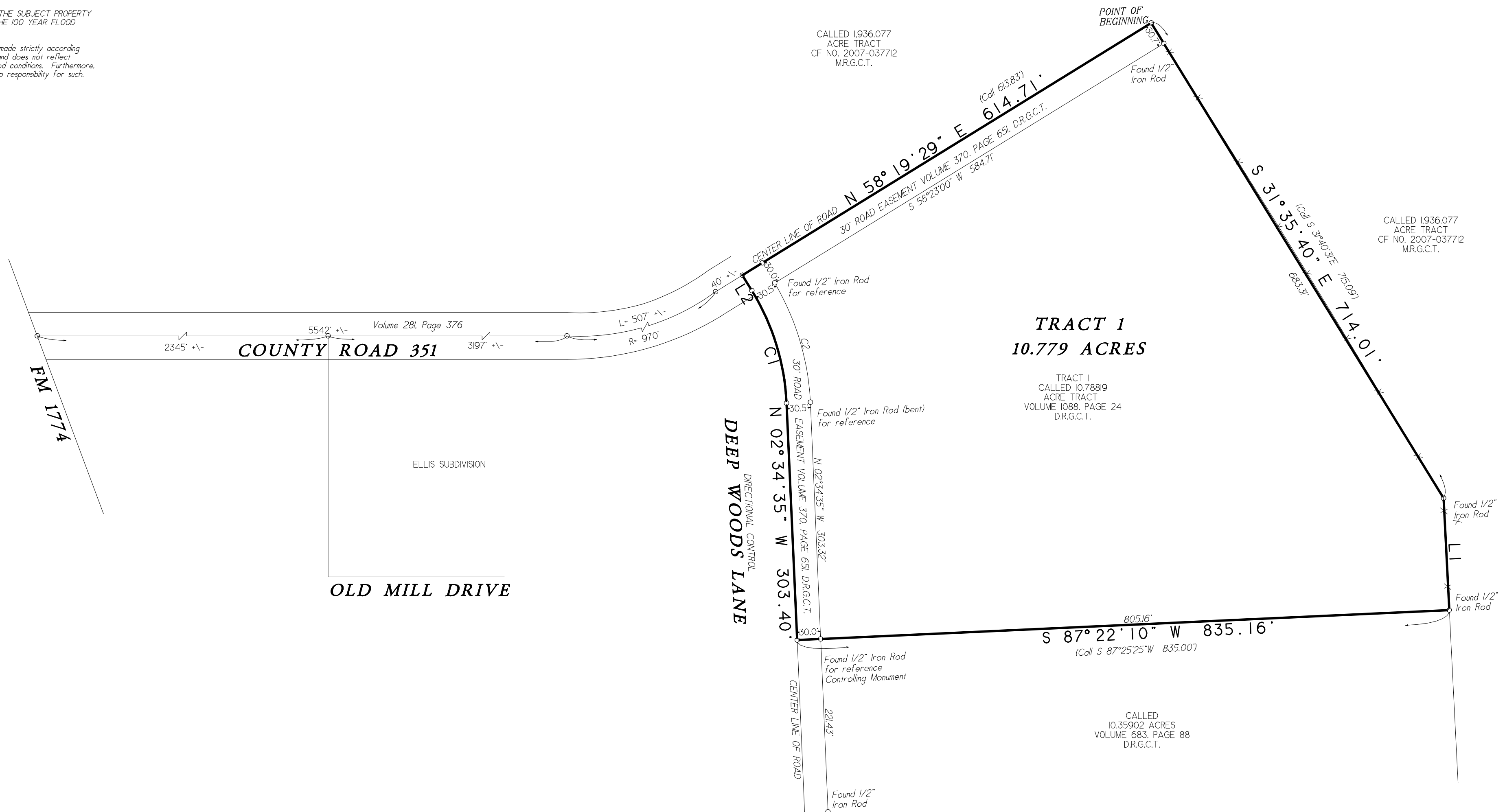
LINE	BEARING	DISTANCE
L1	S 02°53'49" E	143.29'
L2	N 3°40'33" W	23.13'

-X-X- WIRE FENCE

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 4885C0500C dated April 3, 2012.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.



TRACT 1
 10.779 ACRES

TRACT 1
 CALLED 10.78819
 ACRE TRACT
 VOLUME 1088, PAGE 24
 D.R.G.C.T.

CALLED
 10.35902 ACRES
 VOLUME 683, PAGE 88
 D.R.G.C.T.

Revised Dec. 18, 2017: Added Title Commitment Information

Date: November 30, 2017	GF No. 1015007486
Job No. 17-0461	Scale: 1" = 100'
Address: Deep Woods Lane	Drawn By: EEC
City, State: Plantersville, Texas	Zip: 77363
	Rev: 12/28/2017

C & C Surveying, Inc.
 Firm Number 10009400
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-259-4377 Metro: 281-356-5172
 Email: survey@ccsurveying.com Web: www.ccsurveying.com



Certified To: Fidelity National Title Company
 Client: Seth Schlagen and Hillary Edwards

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Steven L. Crews
 Steven L. Crews R.P.L.S. # 4141

C & C Surveying, Inc.

7424 F.M. 1488, Suite A

Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

Tract 1

10.779 Acres

WM. Montgomery Survey, Abstract Number 43

And Alfred Devereaux Survey, Abstract Number 182

Grimes County, Texas

Being Tract 1 called 10.779 acre tract of land situated in the WM. Montgomery Survey, Abstract Number 43, and Alfred Devereaux Survey, Abstract Number 182 of Grimes County, Texas and being that same tract of land called Tract 1 called 10.78819 acres as described in deed recorded in Volume 1088, Page 24 of the Real Property Records of Grimes County, Texas; said 10.799 acres being more particularly described as follows with all bearings based on the West line of the subject property per the recorded deed;

BEGINNING at a point for the Northeast corner of the herein described tract, common with an interior corner of a called 1,936.077 acre tract described in deed recorded in Clerk's File Number 2007-037712, of said Real Property Records, same being in the centerline of a 60 feet wide roadway easement described in deed recorded in Volume 370, Page 651, of the Deed Records of Grimes County, Texas and proceeding;

THENCE S 31°35'40"E (Call - S 31°40'31"E), along the East line of the herein described tract, and a West interior line of the 1,936.077 acre tract, at a distance of 30.7 feet passing a 1/2 inch iron rod, found for reference, in the south line of said roadway easement, and continuing a distance of 714.01 feet (Call- 715.09 feet) in all, to a 1/2 inch iron rod, found for corner;

THENCE S 02°53'49"E (Call - S 02°34'35"E), continuing along the East line of the herein described tract and a West line of the 1,936.077 acre tract, a distance of 143.29 feet (Call - 143.19 feet), to a 1/2 inch iron rod, found for the Southeast corner of the herein described tract, and the Northeast corner of a called 10.35902 acre tract as described in deed recorded in Volume 683, Page 88, of said Real Property Records;

THENCE S 87°22'10"W (Call - S 87°25'25"W), along the South line of the herein described tract and the North line of said 10.35902 acre tract, at a distance of 805.16 feet, passing a 1/2 inch iron rod, found for reference, in the East line of said roadway easement, and continuing a distance of 835.16 feet (Call - 835.00 feet) in all, to a point in the centerline of said roadway easement for the Southwest corner of the herein described tract and the Northwest corner of the 10.35902 acre tract, same being in the lower interior East line of the 1,936.077 acre tract;

THENCE along the West line of the herein described tract, the lower interior East line of the 1,936.077 acres tract, and the centerline of said roadway easement, the following courses:

N 02°34'35"W, a distance of 303.40 feet;

around a curve to the left, with a radius of 300.00 feet, a central angle of 29°05'56", an arc length of 152.36 feet, and a chord which bears N 17°07'33"W, 150.73 feet; and

N 31°40'31"W, a distance of 23.13 feet, to a point for the Northwest corner of the herein described tract and an interior corner of the 1,936.077 acre tract;

THENCE N 58°19'29"E, along the North line of the herein described tract, a South line of the 1,936.077 acre tract, and the centerline of said roadway easement, a distance of 614.71 feet (Call - 613.83 feet), back to the **POINT OF BEGINNING** and containing 10.779 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated November 30, 2017.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141

17-0461
11/30/17

