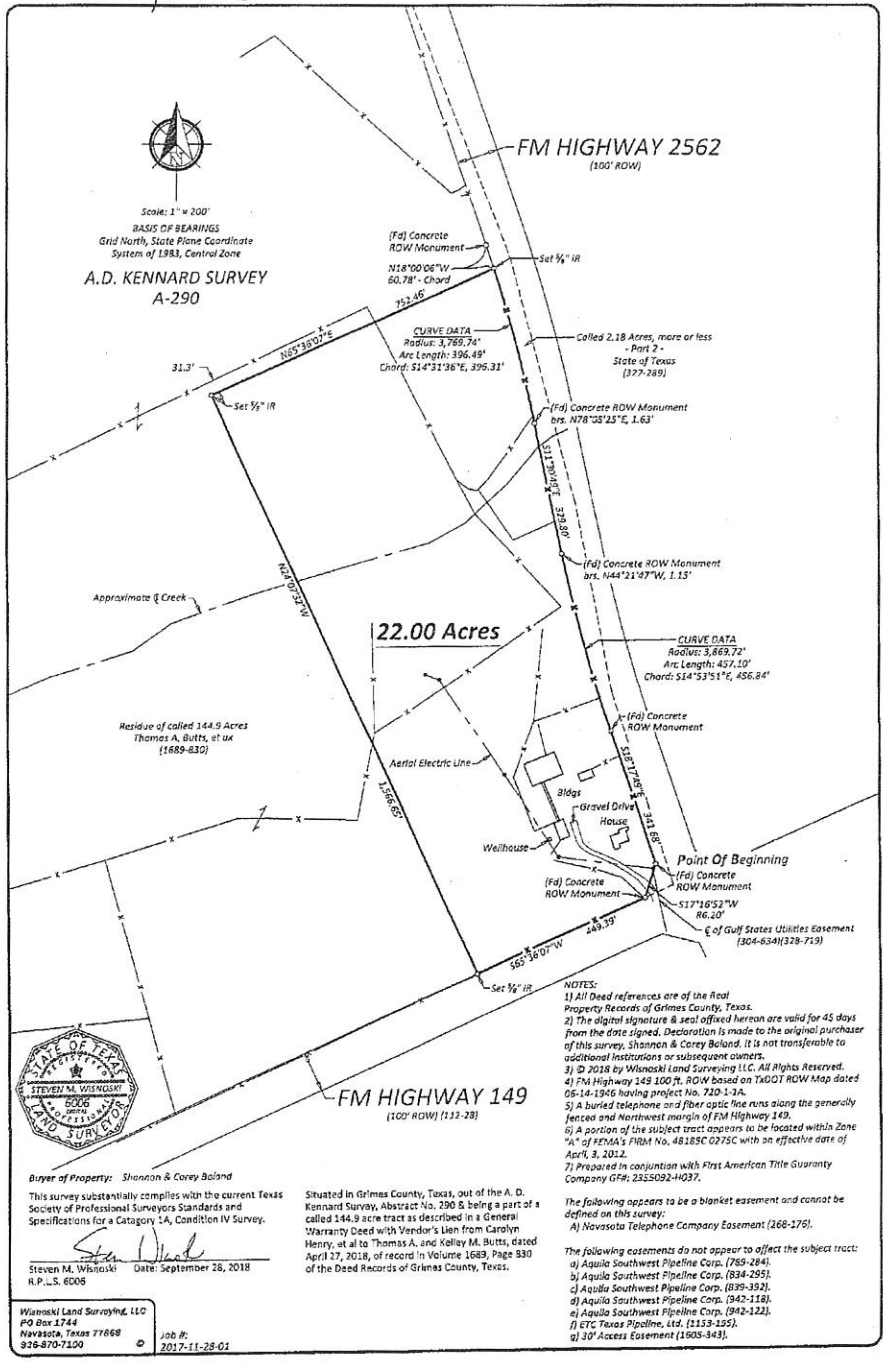


Buyer sign: *Shannon & Corey Boland* *A.T.C.*



Buyer of Property: *Shannon & Corey Boland*

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

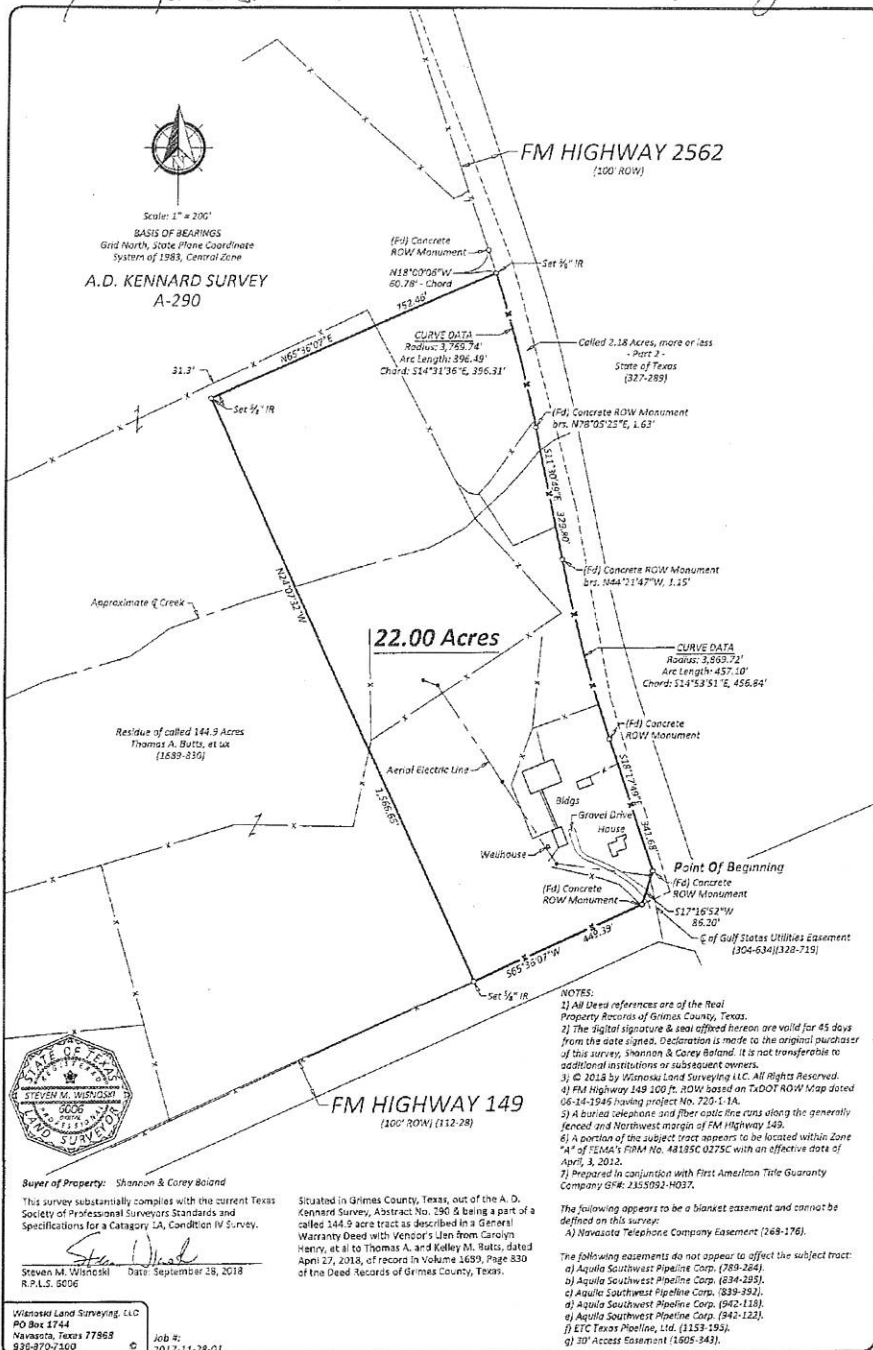
Steven M. Winoski
 Steven M. Winoski Date: September 26, 2018
 R.P.L.S. 6006

Situated in Grimes County, Texas, out of the A. D. Kennard Survey, Abstract No. 290 & being a part of a called 144.9 acre tract as described in a General Warranty Deed with Vendor's Lien from Carolyn Henry, et al to Thomas A. and Kelley M. Butts, dated April 27, 2018, of record in Volume 1689, Page 830 of the Deed Records of Grimes County, Texas.

Winoski Land Surveying, LLC
 PO Box 1744
 Navasota, Texas 77868
 936-870-1100

Job #: 2017-11-28-01

Seller/Buyer sign: *Thomas A. Butts & Kelley M. Butts*



METES AND BOUNDS DESCRIPTION
of a
22.00 Acre Tract
A.D. Kennard Survey, A-290
Grimes County, Texas
September 28, 2018

All certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the A. D. Kennard Survey, Abstract No. 290, being a part of a called 144.9 acre tract as described in a General Warranty Deed with Vendor's Lien from Carolyn Henry, et al to Thomas A. and Kelley W. Butts, dated April 27, 2013, of record in Volume 1689, Page 830 of the Deed Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found concrete ROW monument for the Easterly Southeast corner of the called 144.9 acre tract mentioned above in a West line of a called 2.18 acre tract, more or less, as described in a Deed to the State of Texas (327/283) and in the Southwest ROW of FM Highway 2562 (100 ft. ROW)(112/28);

THENCE S 17°16'52" W, 86.20 ft., along a Southeast line of the called 144.9 acre tract mentioned above and the West ROW of FM Highway 2562 to a found broken concrete ROW monument for the Southerly Southeast corner of said 144.9 acre tract in the Northwest ROW of FM Highway 149 (100 ft. ROW);

THENCE S 65°36'07" W, 449.39 ft., along the generally fenced and Northwest ROW of FM Highway 149 and a Southeast line of the called 144.9 acre tract mentioned above to a set 5/8 inch iron rod for the Southwest corner of the tract of land herein described;

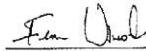
THENCE N 24°07'32" W, 1,566.65 ft., crossing into the called 144.9 acre tract mentioned above and along the Southwest line of the tract of land herein described to a set 5/8 inch iron rod, in a field, for the Northwest corner of the tract of land herein described;

THENCE N 65°36'07" E, 752.46 ft., along the Northwest line of the tract of land herein described to a set 5/8 inch iron rod in a clockwise curve in the generally fenced and West ROW of FM Highway 2562 for its Northeast corner and same being an East line of the called 144.9 acre tract mentioned above, from which a found concrete ROW monument for the PC of said curve brs. a chord of N 13°00'05" W, 60.73 ft.;

THENCE along the generally fenced Easterly lines of the called 144.9 acre tract mentioned above and the West ROW of FM Highway 2562 as follows:

- 1) along said clockwise curve having a radius of 3,759.74 ft., an arc length of 396.49 ft. and a chord of S 14°31'36" E, 396.31 ft. to the PT of said curve, from which a found concrete ROW monument brs. N 78°05'25" E, 1.63 ft.,
- 2) S 11°30'49" E, 329.80 ft., to a point for the PC of a counterclockwise curve, from which a found concrete ROW monument brs. N 44°21'47" W, 1.15 ft.,
- 3) along said counterclockwise curve having a radius of 3,869.72 ft., an arc length of 457.10 ft. and a chord of S 14°53'51" E, 456.84 ft. to a concrete ROW monument for the PT of said curve,
- 4) S 18°17'49" E, 341.68 ft., to the PLACE OF BEGINNING and containing 22.00 acres of land.

Basis of Bearings: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network.


Steven M. Wisnoski 09-28-2018
Registered Professional Land Surveyor
State of Texas No. 5006
Job #: 2018-03-15-01

