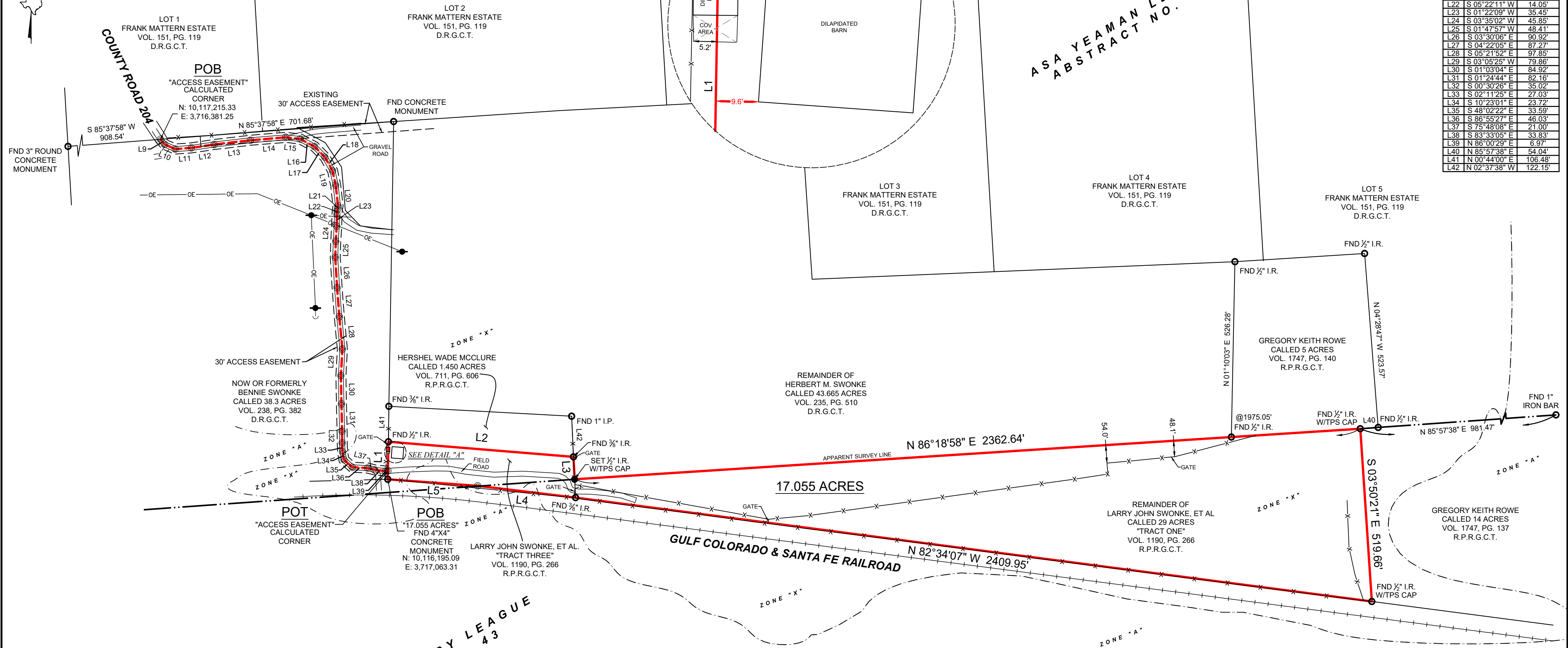
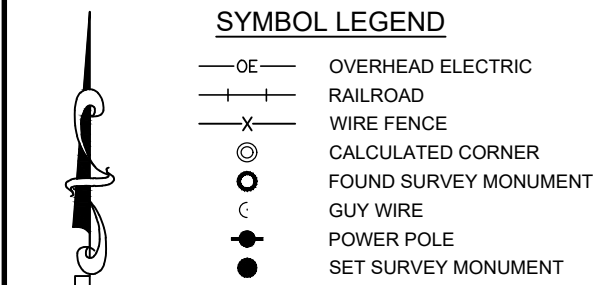
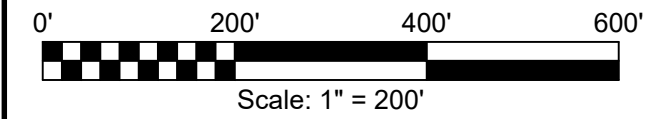




| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°58'48" E | 112.60'  |
| L2   | S 85°20'25" E | 557.25'  |
| L3   | S 02°57'57" E | 67.47'   |
| L4   | N 83°09'05" W | 295.92'  |
| L5   | N 85°48'34" W | 270.58'  |
| L9   | S 38°58'20" E | 19.73'   |
| L10  | S 66°37'44" E | 34.79'   |
| L11  | N 85°51'13" E | 48.40'   |
| L12  | N 81°33'20" E | 69.46'   |
| L13  | N 83°20'26" E | 109.34'  |
| L14  | N 85°17'44" E | 106.32'  |
| L15  | S 83°36'03" E | 43.34'   |
| L16  | S 62°13'56" E | 48.57'   |
| L17  | S 44°33'34" E | 44.78'   |
| L18  | S 29°16'35" E | 47.18'   |
| L19  | S 12°04'33" E | 44.38'   |
| L20  | S 06°31'15" E | 62.27'   |
| L21  | S 09°42'21" W | 11.07'   |
| L22  | S 05°22'11" W | 14.05'   |
| L23  | S 01°22'09" W | 35.45'   |
| L24  | S 03°35'02" W | 45.85'   |
| L25  | S 01°47'57" W | 48.41'   |
| L26  | S 03°30'06" E | 90.92'   |
| L27  | S 04°22'05" E | 87.27'   |
| L28  | S 05°21'52" E | 97.85'   |
| L29  | S 03°05'25" E | 79.86'   |
| L30  | S 01°03'04" E | 84.92'   |
| L31  | S 01°24'44" E | 82.16'   |
| L32  | S 00°30'26" E | 35.02'   |
| L33  | S 02°11'25" E | 27.03'   |
| L34  | S 10°23'01" E | 23.72'   |
| L35  | S 48°02'22" E | 33.59'   |
| L36  | S 86°55'27" E | 46.03'   |
| L37  | S 75°48'08" E | 21.00'   |
| L38  | S 83°33'05" E | 33.83'   |
| L39  | N 86°00'29" E | 6.97'    |
| L40  | N 85°57'38" E | 54.04'   |
| L41  | N 00°44'00" E | 106.48'  |
| L42  | N 02°37'38" W | 122.15'  |

**BOUNDARY & IMPROVEMENT SURVEY**

BEING A 17.055 ACRE TRACT OF LAND SITUATED IN THE ASA YEAMAN LEAGUE, ABSTRACT NUMBER 63, AND IN THE WM. MONTGOMERY LEAGUE, ABSTRACT NUMBER 43, GRIMES COUNTY, TEXAS, BEING COMPRISED OF THE REMAINDER OF THAT CERTAIN CALLED 29 ACRE TRACT DESCRIBED AS "TRACT ONE" AND ALL OF THAT SAME TRACT DESCRIBED AS "TRACT THREE", BOTH IN INSTRUMENT TO LARRY JOHN SWONKE, ET AL., RECORDED IN VOLUME 1190, PAGE 266, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (R.P.R.G.C.T.), SAID 17.055 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

TOGETHER WITH THE FOLLOWING 30 FOOT WIDE ACCESS EASEMENT.

BEING A 30 FOOT WIDE ACCESS EASEMENT (EASEMENT) SITUATED IN THE ASA YEAMAN LEAGUE, ABSTRACT NUMBER 63, GRIMES COUNTY, TEXAS, BEING OVER AND ACROSS THAT CERTAIN CALLED 38.3 ACRE TRACT, NOW OR FORMERLY, DESCRIBED IN INSTRUMENT TO BENNIE SWONKE, RECORDED IN VOLUME 238, PAGE 382, OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS (D.R.G.C.T.), SAID EASEMENT LYING 15 FEET PARALLEL AND ADJACENT TO EITHER SIDE OF THE ATTACHED CENTERLINE DESCRIPTION:

**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

|                                                                                                                                                                         |            |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| <b>TEXAS PROFESSIONAL SURVEYING</b><br>TPS<br>3032 N. Frazier, Conroe, Texas 77303<br>Ph: 936.756.7447 Fax: 936.756.4448<br>www.surveyingtexas.com<br>Firm No. 10083400 | PROJECT    | 40632      |
|                                                                                                                                                                         | FIELD DATE | 09-15-2025 |
|                                                                                                                                                                         | DRAWN BY   | ADV        |
|                                                                                                                                                                         | CHECKED BY | TNK        |
|                                                                                                                                                                         | FIELD CREW | JW         |
|                                                                                                                                                                         | REV 1      | ---        |
|                                                                                                                                                                         | REV 2      | ---        |
|                                                                                                                                                                         | REV 3      | ---        |
| REV 4                                                                                                                                                                   | ---        |            |

ADDRESS.....PLANTERSVILLE, TX, 77363  
LEAGUE.....ASA YEAMAN, A - 63  
LEAGUE.....WM. MONTGOMERY, A - 43  
SUBJECT.....17.055 ACRES AND EASEMENT  
COUNTY.....GRIMES

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48185C0500C, HAVING AN EFFECTIVE DATE OF 04-03-2012.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

STATE OF TEXAS  
REGISTERED  
THOMAS A. MCINTYRE  
6921  
PROFESSIONAL LAND SURVEYOR