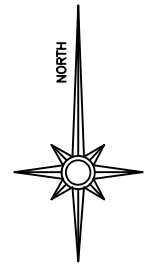


STEVEN GRAPE
+/- 2.929 ACRE TRACT LOCATED IN THE
A.D. KENNARD SURVEY, A-34,
GRIMES COUNTY, TEXAS



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

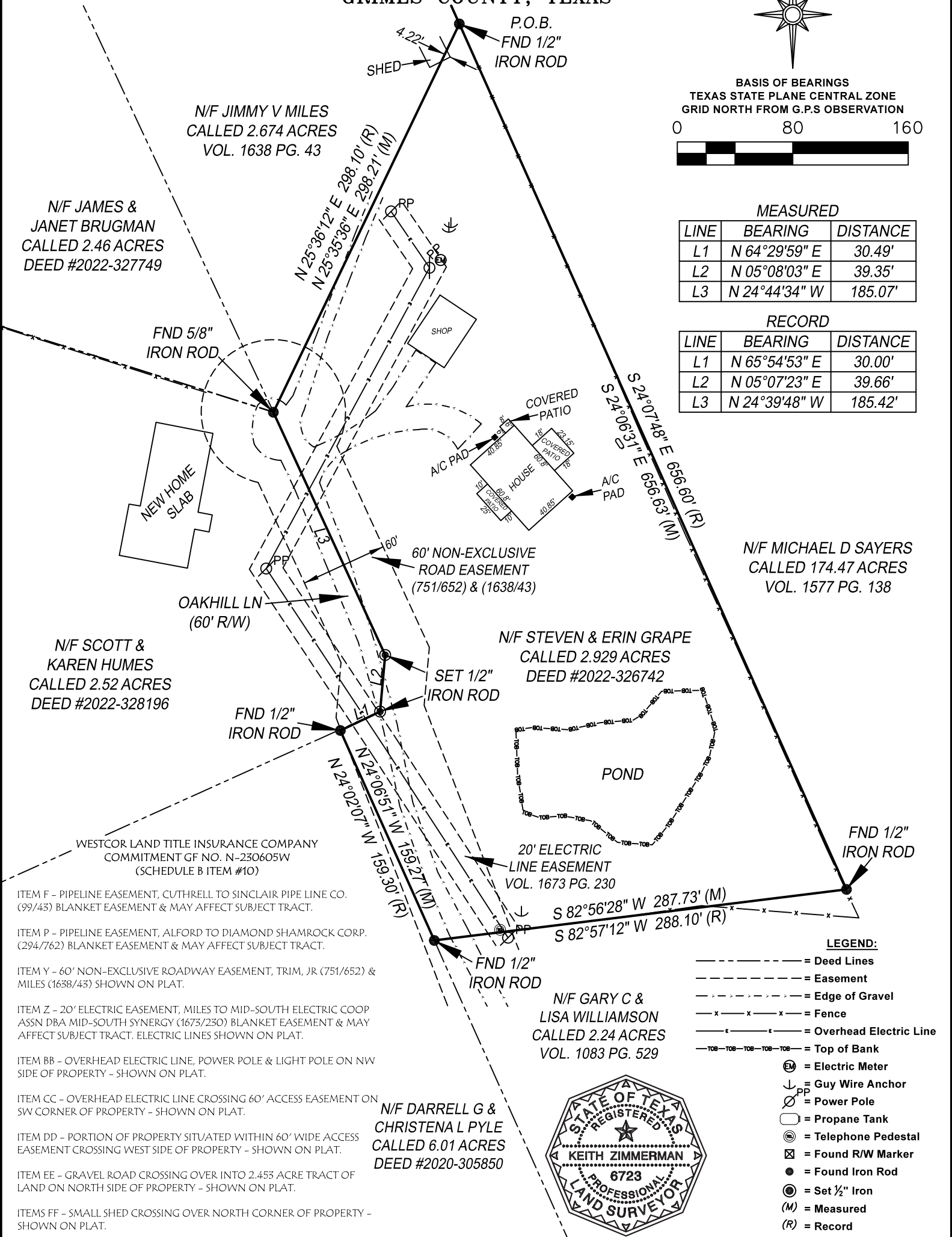
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MEASURED

LINE	BEARING	DISTANCE
L1	N 64°29'59" E	30.49'
L2	N 05°08'03" E	39.35'
L3	N 24°44'34" W	185.07'

RECORD

LINE	BEARING	DISTANCE
L1	N 65°54'53" E	30.00'
L2	N 05°07'23" E	39.66'
L3	N 24°39'48" W	185.42'



N/F MICHAEL D SAYERS
 CALLED 174.47 ACRES
 VOL. 1577 PG. 138

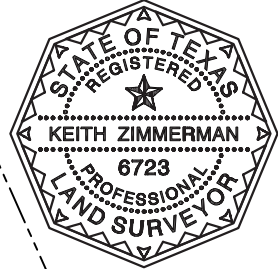
N/F SCOTT &
 KAREN HUMES
 CALLED 2.52 ACRES
 DEED #2022-328196

N/F STEVEN & ERIN GRAPE
 CALLED 2.929 ACRES
 DEED #2022-326742

N/F GARY C &
 LISA WILLIAMSON
 CALLED 2.24 ACRES
 VOL. 1083 PG. 529

N/F DARRELL G &
 CHRISTENA L PYLE
 CALLED 6.01 ACRES
 DEED #2020-305850

- LEGEND:**
- = Deed Lines
 - - - - - = Easement
 - · - · - = Edge of Gravel
 - x - x - x - = Fence
 - e - e - e - = Overhead Electric Line
 - TOB - TOB - TOB - TOB - = Top of Bank
 - ⊕ = Electric Meter
 - ↓ = Guy Wire Anchor
 - ⊙ = Power Pole
 - = Propane Tank
 - ⊗ = Telephone Pedestal
 - ⊠ = Found R/W Marker
 - = Found Iron Rod
 - ⊙ = Set 1/2" Iron
 - (M) = Measured
 - (R) = Record



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

	TICE ENGINEERING, INC. ENGINEERS / SURVEYORS <i>Trusted Engineers. Experienced Surveyors. Innovative Results.</i>	11400 HIGHWAY 30, SUITE 305, COLLEGE STATION, TX 77845 979.205.8860
DRAWING NO: 5095-23 SURVEYED BY: KEITH ZIMMERMAN TEXAS SURVEY FIRM #: 10194827 CERTIFICATE EXPIRATION DATE: 12/31/23		STEVEN GRAPE +/- 2.929 ACRE TRACT LOCATED IN THE A.D. KENNARD SURVEY, A-34, GRIMES COUNTY, TEXAS

FIELD NOTES
+/- 2.929 ACRES
LOCATED IN THE A.D. KENNARD SURVEY, A-34,
GRIMES COUNTY, TEXAS.

SAID 2.929 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 2.929 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE A.D. KENNARD SURVEY, ABSTRACT NUMBER 34 OF GRIMES COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED AS EXHIBIT "B" IN THE DEED TO JIMMY V. MILES, RECORDED IN VOLUME 1638, PAGE 43 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 2.929 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A FOUND 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF A CALLED 2.674 ACRE TRACT DESCRIBED AS EXHIBIT "C" OF SAID DEED TO JIMMY V. MILES;

THENCE: SOUTH 24°06'31" EAST ALONG THE EAST LINE OF THE HEREIN DESCRIBED 2.929 ACRE TRACT FOR A DISTANCE OF 656.63 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF A CALLED 2.24 ACRE TRACT CONVEYED TO GARY C. AND LISA WILLIAMSON IN VOLUME 1083, PAGE 529 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS;

THENCE: SOUTH 82°56'28" WEST ALONG THE COMMON LINE BETWEEN HEREIN DESCRIBED 2.929 ACRE TRACT AND THE WILLIAMSON CALLED 2.24 ACRE TRACT FOR A DISTANCE OF 287.73 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID WILLIAMSON CALLED 2.24 ACRE TRACT;

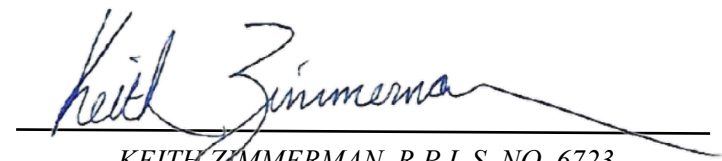
THENCE: NORTH 24°06'51" WEST ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 6.01 ACRE TRACT CONVEYED TO DARRELL G. AND CHRISTENA L. PYLE IN DEED NUMBER 2020-305850 FOR A DISTANCE OF 159.27 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF SAID PYLE TRACT, A SOUTHERLY CORNER OF A CALLED 2.52 ACRE TRACT CONVEYED TO SCOTT AND KAREN HUMES IN DEED NUMBER 2022-328196 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS AND A WESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 64°29'59" EAST ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE HUMES CALLED 2.52 ACRE TRACT FOR A DISTANCE OF 30.49 FEET TO A SET CAPPED 1/2 INCH IRON ROD MARKING AN INTERIOR CORNER OF HEREIN DESCRIBED 2.929 ACRE TRACT;

THENCE: NORTH 05°08'03" EAST ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE HUMES CALLED 2.52 ACRE TRACT FOR A DISTANCE OF 39.35 FEET TO A SET CAPPED 1/2 INCH IRON ROD MARKING AN INTERIOR CORNER OF HEREIN DESCRIBED 2.929 ACRE TRACT;

THENCE: NORTH 24°44'34" WEST ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE HUMES CALLED 2.52 ACRE TRACT FOR A DISTANCE OF 185.07 FEET TO A FOUND 5/8 INCH IRON ROD SET IN THE CENTER OF A CUL DE SAC, WITH A 50 FOOT RADIUS AT THE COMMON CORNER OF HEREIN DESCRIBED 2.929 ACRE TRACT, THE HUMES CALLED 2.52 ACRE TRACT, A CALLED 2.46 ACRE TRACT CONVEYED TO JAMES AND JANET BRUGMAN IN DEED NUMBER 2022-327749 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, AND THE AFORE MENTIONED MILES CALLED 2.674 ACRE TRACT;

THENCE: NORTH 25°35'36" EAST ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE MILES CALLED 2.674 ACRE TRACT FOR A DISTANCE OF 298.21 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 2.929 ACRES OF LAND MORE OR LESS.



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



SURVEYORS NOTES:
BEARING SYSTEM IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.