

Called 66.17 Acres
Transition One, LLC
(Doc #: 2020-310705)

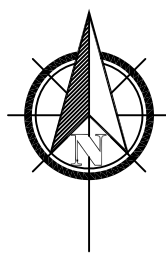
Called 30.707 Acres
Transition One, LLC
(Doc #: 2020-310704)

Called 150 Acres
- Parcel 2 -
Brian Ray Thane & Michael David Thane
(1031-98)

Point Of Beginning
(Fd) 6"x6" Concrete Monument

Residue of called 29-1/2 Acres
- Second Tract -
Richard Loftin, et ux
(260-507, 267-539)

Called 58.762 Acres
Rodney K. Farrington, et ux
(1002-408)



Scale: 1" = 200'
Basis of Bearings & Distances
Grid North, State Plane Coordinate System
of 1983, Central Zone, Leica RTK Network

RUFUS GRIMES SURVEY A-229

Called 322.5 Acres
Esta Investments, Inc.
(965-743, 222-188)

Called 51.7 Acres
William T. Loftin, Jr., et ux, et al
(68-379, 186-639, 892-165)

50.00 Acres

Called 48.115 Acres
James Lonnie Grice, Jr.
(1002-379)

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The digital signature & seal affixed hereon are valid for 45 days from the date signed. Declaration is made to the original purchaser of this survey, Van & Julie Durboraw. It is not transferable to additional institutions or subsequent owners.
- 3) © 2021 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) A portion of the subject tract appears to be located within Zone "A" of FEMA's FIRM No. 48185C 0345C with an effective date of April 3, 2012.
- 5) IR = Iron Rod. All property corners are set 3/8 inch iron rods, unless noted.
- 6) Prepared in conjunction with South Land Title commitment GF#: NV2101619.
- 7) All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 927 403 91.
- 8) The 20' wide Mid-South Electric Company Easement (914-490) does not affect the subject tract.

Situated in Grimes County, Texas, out of the Rufus Grimes Survey, Abstract No. 229, being a part of a called 124-7/10 acre tract as described in a Deed from Rufus Grimes to W.T. Loftin, dated December 31, 1858, of record in Volume "C2", Page 748 of the Real Property Records of Grimes County, Texas, being a part of Second Tract, called 29-1/3 acres and Third Tract, called 6 acres, as described in an Assumption Deed from Louis B. Loftin, et al to Richard Loftin, et ux, dated November 20, 1963, of record in Volume 260, Page 507 of the Real Property Records of Grimes County, Texas, being a part of the same called 29-1/3 acre and 6 acre tracts as described in a Warranty Deed from Frances Loftin Gaddy, et vir to Richard Loftin, et ux, dated March 2, 1965, of record in Volume 267, Page 539 of the Real Property Records of Grimes County, Texas, being a part of a called 51.7 acre tract as described in a Warranty deed from Mrs. Martha J. Coleman to William Loftin Coleman, Jr., et al, dated May 10, 1948, of record in Volume 186, Page 639 of the Real Property Records of Grimes County, Texas, being a part of the tract as described in a General Warranty Deed from the Estate of William Loftin Coleman, Jr. to Joe Riley Desse, dated February 21, 1998, of record in Volume 892, Page 165 of the Real Property Records of Grimes County, Texas & being a part of a called 40 acre tract as Deed from W.T. Loftin, et ux to Sarah Willie McCurry, dated June 27, 1910, of record in Volume 68, Page 380 of the Real Property Records of Grimes County, Texas,

Buyers of Property: Van & Julie Durboraw

I, Steven M. Wisnoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

Steven M. Wisnoski Date: March 13, 2021
R.P.L.S. 6006 Revised: 03-16-2021



Wisnoski Land Surveying LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100
TBPESL Firm #: 10085300 ©

Called 280 Acres, more or less
R.A. Patout
(236-613)

LEGEND

- Tele Box
- Water Meter
- Guy Wire
- Power Pole
- Aerial Electric Line
- Fence

LINE TABLE

LINE	BEARING	LENGTH
L-1	N87°38'28"W	150.27
L-2	S89°37'01"W	332.76
L-3	S88°24'36"W	90.55
L-4	S82°55'55"W	82.04
L-5	S78°05'00"W	56.73
L-6	S66°16'14"W	33.98