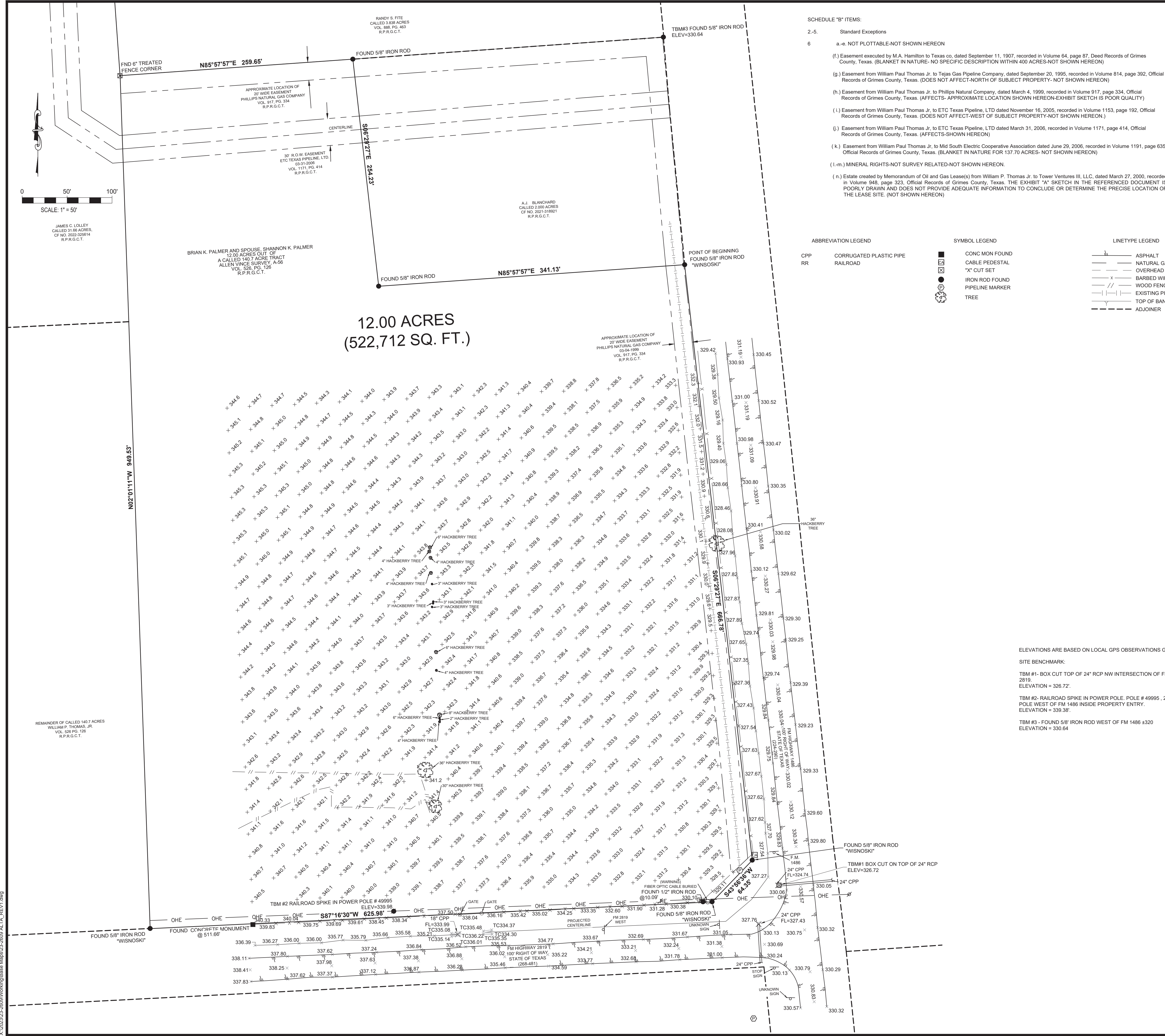


X:\2023\23-2600\Working\Base Maps\23-2600 ALTA REV1.dwg



- GENERAL NOTES**
- The surveyor has not abstracted the site. This survey relies on the title search from South Land Title, LLC, GF No. NV2302471, effective date: June 28, 2023, issue date: September 13, 2023.
 - The professional service reflected on this ALTA survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
 - This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
 - FLOODPLAIN NOTE:** This property is located in Zone "X" Unshaded in Grimes County, Texas and lies outside the 0.2% annual chance Flood Hazard Zone and lies outside the 100-year floodplain per FEMA Firm Panel No. 48165C03050C, effective date April 03, 2012. This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
 - At the time of this survey there was no observed evidence of current earth moving work, building construction or building additions within the boundaries of the surveyed tract shown herein.
 - Speed limit for FM 1486 is posted at 65 M.P.H.
 - Speed limit for FM 2819 is posted at 70 M.P.H.

LEGAL DESCRIPTION

Being 12.00 acres (522,712 sq. ft.) of land situated in the Allen Vince Survey, A-56, Grimes County, Texas and being conveyed to Brian K. Palmer and spouse, Shannon K. Palmer by deed recorded under document no. 00483048 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.); said 12.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "WINSOSKI" found in the west right-of-way line of FM Highway 1486 (100-feet wide) for the southeast corner of a called 2.000 acres conveyed to A.J. Blanchard by deed recorded under Clerk's File No. 2021-318921 R.P.R.G.C.T., same being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 06°29'27" East, 666.78 feet along the west right-of-way line of said FM Highway 1486 common to the east line of the herein described tract to a 5/8-inch iron rod with cap stamped "WINSOSKI" found for a cutback corner of said FM 1486 and the most easterly southeast corner of the herein described tract;

THENCE South 43°56'36" West, 64.35 feet along said cutback line and the southeast line of the herein described tract to a 5/8-inch iron rod with cap stamped "WINSOSKI" found in the north right-of-way line of FM 2819 for the most southerly southeast corner of the herein described tract;

THENCE South 87°16'30" West, 625.98 feet along the north right-of-way line of said FM 2819 common to the south line of the herein described tract to a 5/8-inch iron rod with cap stamped "WINSOSKI" found for the southeast corner of a remainder of a called 140.7 acres conveyed to William P. Thomas, Jr., by deed recorded in Volume 526, Page 126 R.P.R.G.C.T. and the southwest corner of the herein described tract;

THENCE North 02°01'11" West, 949.53 feet along the east line of the said remainder of 140.7 acres common to the west line of the herein described tract to a 6-inch treated fence post corner found in the east line of a called 31.66 acres conveyed to James C. Lolley by deed recorded under Clerk's File No. 2022-325614 R.P.R.G.C.T. for the southwest corner of a called 3.838 acres conveyed to Randy S. Fite by deed recorded in Volume 588, Page 465 R.P.R.G.C.T. and the northwest corner of the herein described tract;

THENCE North 85°57'57" East, 259.65 feet along the south line of said 3.838 acres common to the northwest line of the herein described tract to a 5/8-inch iron rod found for the northwest corner of said 2.000 acres and the north corner of the herein described tract;

THENCE South 06°29'27" East, 254.23 feet along the west line of said 2.000 acres common to a north line of the herein described tract to a 5/8-inch iron rod found for the southwest corner of said 2.000 acres and an interior north corner of the herein described tract;

THENCE North 85°57'57" East, 341.13 feet along the south line of said 2.000 acres common to the northeast line of the herein described tract to the **POINT OF BEGINNING** and containing 12.00 acres (522,712 sq. ft.) of land in Grimes County, Texas.

ALTANSPS LAND TITLE SURVEY OF 12.00 ACRES (522,712 SQ. FT.) OUT OF A 140.7 ACRE TRACT VOL. 526, PG. 126 REAL PROPERTY RECORDS OF GRIMES COUNTY SITUATED IN THE ALLEN VINCE SURVEY, ABSTRACT, 56 GRIMES COUNTY, TEXAS

PROPERTY ADDRESS: FM 2819, ANDERSON, TEXAS 77830

TO: Brian R. Palmer & Shannon K. Paler, Kevin Kyle Slaton, and South Land Title, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(b)(2)(13), and 16 of Table A thereof. The fieldwork was completed on December 14, 2023.

Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
Date: January 9, 2024
Revised: January 22, 2024 to correct a Flow Line elevation

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
HAL MOYER
5656

OWNER	FIELD BOOK	N/A
	FIELD WORK	KD.BB
	DATE	12/14/23
PURCHASER	DRAFTING	JR.BJD
	DATE	12/20/2023
	CHECKED	CB
	DATE	12/20/2023
ADDRESS	MTGE. CO.	N/A
	TITLE CO.	SOUTH LAND TITLE, LLC
	G.F. NO.	
	SCALE	1" = 50'
	KEY MAP	
	JOB NO.	23-2609

LANDPOINT 1311 BROADFIELD BLVD., SUITE 275
HOUSTON, TX 77084
TX FIRM NO. 10194220
PHONE: (800) 348-5254