



NOTE: 1. According to the Title Commitment identified below, this property is not subject to any Restrictive Covenants; however, the following Easements do apply:

- All terms, conditions, and provisions of that certain Right-of-Way/Easement from A.V. Rice, et ux to Texas Telephone and Telegraph Co. in instrument dated March 5, 1959, recorded in Volume 242, Page 275, Official Records, Grimes County, Texas. (Blanket)
- All terms, conditions, and provisions of that certain Right-of-Way/Easement from Cahrls Edward Putz and Frances M. Putz to Ensearch Corporation in instrument dated February 20, 1980 recorded in Volume 402, Page 368, Official Records, Grimes County, Texas. (Too vague to plat)
- All terms, conditions, and provisions of that certain Right-of-Way/Easement from Gulf States Utilities Company to Charles Edward Putz in instrument dated October 6, 1980 recorded in Volume 7, Page 186 and Volume 408, Page 228, Official Records, Grimes County, Texas. (Not located on subject tract)
- All terms, conditions, and provisions of that certain Right-of-Way/Easement from Charles Edward Putz and France M. Putz to Carlos Water Supply Corp. in instrument dated December 1, 1981 recorded in Volume 444, Page 548, Official Records, Grimes County, Texas. (Too vague to plot)
- All terms, conditions, and provisions of that certain Right-of-Way/Easement from James Carl Johnson, Jr. to Texas Express Pipeline, LLC in instrument dated April 18, 2012 recorded in Volume 1430, Page 282, Real Property Records, Grimes County, Texas. (Not located on subject tract)

2. Survey is valid only if print has original seal and signature of Surveyor.
 3. See page 2 of 2 for metes and bounds description prepared with this survey plat.
 4. The bearing system is based on true north as established from GPS observations. The actual measured distance to the monuments are consistent with the deed recorded in Volume 575, Page 771, Real Property Records, Grimes County, Texas.

LEGEND

- ⊕ - 1-1/4" Square Bolt Found (CM)
- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- P.O.B. - Public Utility Easement
- CM - Controlling Monument
- X- - Wire Fence

LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL BEARING
L1	N 85°14'43" E	50.00'	N 88°00'00" E

Being all that certain tract or parcel of land lying and being situated in the TANDY H. WALKER SURVEY, Abstract No. 471, Grimes County, Texas, and being part of the called 33.428 acre Tract 1 and part of the 6.20 acre Tract 2 described in the deed recorded in Volume 575, Page 771, Real Property Records, Grimes County, Texas.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on May 31, 2022. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Grimes County, Texas and Incorporated Areas, Map Number 48185C0150C, Map Revised April 3, 2012, this property is not located in a Special Flood Hazard Area.



Proposed Insured: IGOR, LLC

This survey was prepared with the assistance of INDEPENDENCE TITLE COMPANY Title Commitment GF #: 2204311-BUD, effective March 11, 2022.

FIELD NOTES
Tract A
5.422 ACRES

Being all that certain tract or parcel of land lying and being situated in the Tandy H. Walker Survey, Abstract No. 471, in Grimes County, Texas and being part of the 33.428 acre Tract 1 and part of the 6.2 acre Tract 2 described in the deed from James Carl Johnson, Jr. and spouse, Kuri Lou Johnson to Igor, LLC, recorded in Document No. 325492 of the Official Records of Grimes County, Texas (O.R.G.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1-1/4-inch square bolt marking the northwest corner of this herein described tract, said square bolt also marking the northwest corner of the called 33.428 acre Igor Tract 1, the southeast corner of the called 3.00 acre Byrne Cemetery tract recorded in Volume 546, Page 515 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.), the northeast corner of the called 25.30 acre Samuel J. Crocker tract recorded in Volume 1603, Page 832 (R.P.R.G.C.), and an exterior ell corner of the called 26.156 acre John S. Kochan and spouse, Kelli Kochan tract recorded in Volume 1238, Page 322 (R.P.R.G.C.), from whence a found 5/8" iron rod marking the northeast corner of the called 3.00 acre Byrne Cemetery tract bears N 02°56'23" W at a distance of 415.36 feet for reference;

THENCE: along the fenced common line of this tract, the called 33.428 acre Igor Tract 1, the called 6.2 acre Igor Tract 2 and the called 26.156 acre Kochan tract for the following two (2) calls:

- 1) N 85°36'42" E (DEED CALL: N 88°22'00" E) for a distance of 538.40 feet to a 1/2-inch iron rod set marking an angle point for this tract, the northeast corner of the called 33.428 acre Igor Tract 1 and the northwest corner of the called 6.2 acre Igor Tract 2, and
- 2) N 85°14'43" E (DEED CALL: N 88°00'00" E) for a distance of 50.00 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, the northeast corner of the called 6.2 acre Igor Tract 2, the southeast corner of the called 26.156 acre Kochan tract, and being in the west right-of-way line of County Road 164, from whence a found 3/8-inch iron rod marking the northeast corner of the called 26.156 acre Kochan tract bears N 01°50'34" E at a distance of 1,095.10 feet for reference;

THENCE: S 01°54'43" W (DEED CALL: S 04°40'00" E) along the west right-of-way line of said County Road 164 for a distance of 417.58 feet to a 1/2-inch iron rod set for the southeast corner of this herein described tract;

THENCE: N 85°34'50" W into and through the called 6.2 acre Igor Tract 2 and the called 33.428 acre Igor Tract 1 for a distance of 550.11 feet to a 1/2-inch iron rod set for the southwest corner of this tract and being in the east line of the called 25.30 acre Crocker tract;

THENCE: N 03°20'55" W (DEED CALL: N 01°03'00" E) along the fenced common line of this tract, the called 33.428 acre Igor Tract 1 and the called 25.30 acre Crocker tract for a distance of 415.11 feet to the POINT OF BEGINNING and containing 5.422 acres of land.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on May 31, 2022.

See survey plat on Page 1 of 2 for additional information.

