

METES AND BOUNDS DESCRIPTION
of a

2.000 Acre Tract
A. D. Kennard Survey, A-290, Grimes County, Texas
October 1, 2020

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the A. D. Kennard Survey, Abstract No. 290, being all of Lot 15, Horseshoe Acres, according to the map or plat thereof recorded in Volume 1687, Page 13 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Warranty Deed with Vendor's Lien from Robert H. Lang, Jr. to Leigha Mendez, et ux, dated August 29, 2019, of record in Volume 1753, Page 402 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod for the Southwest corner of Lot 15, a Northwest corner of Horseshoe Drive (60 ft. ROW) and same being in the Northeast margin of Grimes County Road 220 (1226/208);

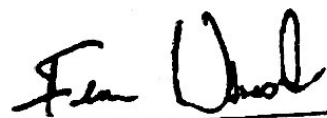
THENCE N 23°35'06" W, 190.90 ft., along the Northeast margin of Grimes County Road 220 and the Southwest line of Lot 15 to a found 5/8 inch iron rod for the Northwest corner thereof;

THENCE N 65°52'28" E, 342.39 ft., along the Northwest line of Lot 15 to a found 5/8 inch iron rod for the Northerly or Northeast corner thereof;

THENCE S 24°07'32" E, 316.34 ft., along the Northeast line of Lot 15 to a found 5/8 inch iron rod for the Southeast corner thereof in the North ROW of Horseshoe Drive;

THENCE S 85°54'00" W, 366.33 ft., along the North ROW of Horseshoe Drive and the South line of Lot 15 to the **PLACE OF BEGINNING** and containing 2.000 acres.

BASIS OF BEARINGS: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network.
All distances are surface and converted from grid by dividing by a combined scale factor of 0.999 901 646 01.



Steven M. Wisnoski October 1, 2020
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2020-07-15-01



Scale 1" = 90'

Book of Recordings

Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RT3 Network

A. D. KENNARD SURVEY A-290

Lot 20

Lot 21

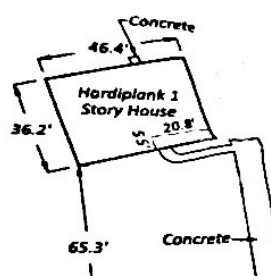
Lot 16

HORSESHOE ACRES - PLAT - (1687-13)

2.000 Acres

Lot 15

GRIMES COUNTY ROAD 220 (1226-208)



Point Of Beginning
(Fd) 1/8" IR

N23°55'00"W
100.50'

14' Utility Easement

20' Drainage Easement

Aerial Electric Line

342.37'

N65°52'28"E

13' Utility Easement

S42°12'E
316.24'

(Fd) 1/8" IR

(Fd) 1/8" IR

(Fd) 1/8" IR

S85°54'00"W

366.33'

Concrete

60'

HORSESHOE DRIVE

Lot 14

Buyer of Property: Michael Tann
Address of Property: 5037 Horseshoe Drive
Anderson, Texas 77830

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: October 1, 2020
R.P.L.S. 6006

Situated in Grimes County, Texas, out of the A. D. Kennard Survey, Abstract No. 290, being all of Lot 15, Horseshoe Acres, according to the map or plat thereof recorded in Volume 1687, Page 13 of the Real Property Records of Grimes County, Texas & being the same tract as described in a Warranty Deed with Vendor's Lien from Robert H. Lang, Jr. to Leigha Mendez, et ux, dated August 29, 2019, of record in Volume 1753, Page 402 of the Real Property Records of Grimes County, Texas.

- NOTES:**
- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
 - 2) This survey is only valid if originally signed and embossed. Declaration is made to original purchaser of this survey, Michael Tann. It is not transferable to additional institutions or subsequent owners.
 - 3) © 2020 by Wisnoski Land Surveying LLC. All Rights Reserved.
 - 4) The subject tract does not appear to be located within Zone "A" of FEMA's FIRM No. 48185C 0275C with an effective date of April 3, 2012.
 - 5) There is a 50 ft. front building setback & a 15 ft. side & rear setback lines.

Wisnoski Land Surveying LLC
PO Box 1744
Navesota, Texas 77868
936-870-7100
FBPLS Firm # 10086300

Job #
2020-07-15-01

County, Texas and more fully described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod for the Southwest corner of Lot 15, a Northwest corner of Horseshoe Drive (60 ft. ROW) and same being in the Northeast margin of Grimes County Road 220 (1226/208);

THENCE N 23° 35' 06" W, 190.90 ft., along the Northeast margin of Grimes County Road 220 and the Southwest line of Lot 15 to a found 5/8 inch iron rod for the Northwest corner thereof;

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THENCE S 85° 54' 00" W, 366.33 ft., along the North ROW of Horseshoe Drive and the South line of Lot 15 to the **PLACE OF BEGINNING** and containing 2.000 acres of land, more or less.

BASIS OF BEARINGS: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances are surface and converted from grid by dividing by a combined scale factor of 0.999 901 646 01.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Grimes County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **MICHAEL JOSEPH TANN** and **JESSICA MARIE TANN**, their heirs and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **MICHAEL JOSEPH TANN** and **JESSICA MARIE**