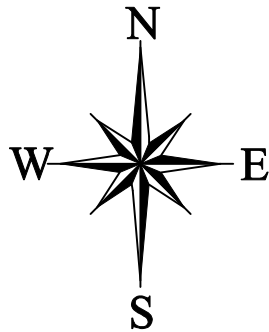


LINE	DISTANCE	BEARING
L1	73.18'	N 86°35'36" E



LAST WAGON RANCH LLC
CALLED 431.28 ACRES
VOL. 1226, PAGE 189

DOUGLAS RAY & CAROLYN WALLACE
CALLED 15.00 ACRES
VOL. 1376, PAGE 160

POND

15.00 ACRES

WALTER E. GARRETT
CALLED 16.27 ACRES
VOL. 415, PAGE 586

3/8" IRON ROD FOUND
BENT BEARS S 26°21'02" E
0.60' FOR REF.

3/8" IRON ROD FOUND
BEARS N 60°03'26" W 6.84'
FOR REF.

LUTHE ROAD
(60' R.O.W.) VOL. 376, PAGE 243 & VOL. 376, PAGE 228
10' ESMT. (VOL. 366, PAGE 205)
P.O.B.

EASEMENTS RECORDED IN VOL. 376, PAGE 228 AND VOL. 376, PAGE 243 REFERS TO THE 60' RIGHT-OF-WAY AND AS SHOWN.

BLANKET ESMT. RECORDED IN VOL. 360, PAGE 706 DOES NOT APPLY TO THIS TRACT.

EASEMENT RECORDED IN VOL. 366, PAGE 205 AS SHOWN.

File name: 25-07458-LUTHE RD-3656.DWG
Plot date: 08/21/25

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ELECTRICAL LINE
- BARBED-WIRE FENCE
- HOGWIRE-FENCE
- POWER POLE

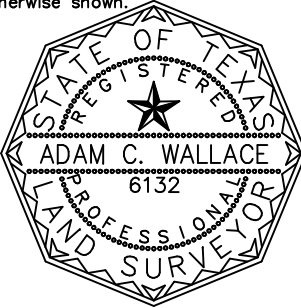
- 3/8" IRON ROD FOUND BENT
- 2" IRON PIPE FOUND
- 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
- CALCULATED CORNER
- 3/8" IRON ROD FOUND
- COVERED CONC.

- Survey Notes:
- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 3/8" iron rods called for and found as noted in the previous recorded deed.
 - Drawing Scale is 1"=300'
 - Drawn by: Adam Wallace
 - Said tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48185C0275C effective date, 04-03-2012

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on August 21st, 2025, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Adam Wallace

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132



SURVEY PLAT

AREA: 15.00 ACRES - VOL. 1596, PAGE 133
ABSTRACT: B.B.B. & C.R.R. CO. SURVEY, A-139
STREET ADDRESS: 3656 LUTHE ROAD
COUNTY: GRIMES
SURVEYED FOR: WILLIAM WUENSCHKE
TITLE CO: CAPITAL TITLE GF# 25-877882-AG

ATM Surveying
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