LEGEND

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

Scale: 1" = 200'

BASIS OF BEARINGS & DISTANCES
Grid North, State Plane Coordinate System
of 1983, Central Zone

B.B.B. & C.R.R. Co. SURVEY
A-141

GRIMES COUNTY
ROAD 304
(1226-208)

Called 22.000 Acres
Garry T. Hill
(1527-109)

Called 20.0796 Acres
Joshua R. Corsi, et ux
(1725-833)

(Fd) 4"x4" Concrete Monument w-brass disk "CP&F G-40-PR"

Called 29.361 Acres
Ronald Harold Childre
- Affidavit -
(1370-523, 313-872)

Called 18.20 Acres, more or less
Gary Thomas Hill
(1614-361)

(Fd) 5/8" IR

399.84'

400.16'

(Fd) 1/2" IR brs. N85°59'12"E, 0.36'

N85°59'12"E

1,983.78'

S04°02'58"E

306.21'

N03°46'46"W

308.39'

14.000 Acres

Point Of Beginning
Set 5/8" IR

Set 5/8" IR

24.6'

S85°55'25"W

1,985.23'

332.58'

Residue of called 71.414 Acres
Dan Steven Agan, et ux
(644-721)

(Fd) 5/8" IR

332.59'

1,564.82'

(Fd) 5/8" IR

24.3'

1,566.70'

525.87'

525.87'

Called 24.000 Acres
Michael Mathis, et ux
(Doc #: 2021-318663)

(Fd) 1/2" IR

(Fd) 5/8" IR

21.0'

Called 53.809 Acres
Jan Eunice LaMont
(1006-98)

NOTES:
1) All Deed references are of the Deed Records of Grimes County, Texas.
2) The digital signature & seal affixed hereon are certified to the original purchaser of this survey, Apalonia, LLC.
3) © 2022 by Wisnoski Land Surveying LLC. All Rights Reserved.
4) The subject tract does not appear to be located within Zone "A" according to FEMA's FIRM Map No. 48185C 0475C, dated April 3, 2012.
5) All distances & areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 944 17.

The following easement does not appear to affect the subject tract:
A) Gulf States Utilities Company (275-360). It calls to be in the Theodore D. Broomfield Survey.

Situated in Grimes County, Texas, out of the B.B.B. & C.R.R. Co. Survey, Abstract No. 141 & being a part of a called 71.414 acre tract as described in a Deed from Champion Realty Corporation to Dan Steven Agan, et ux, dated September 19, 1989, of record in Volume 644, Page 721 of the Real Property Records of Grimes County, Texas .

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
R.P.L.S. 6006

Date: March 23, 2022

STATE OF TEXAS
REGISTERED
STEVEN M. WISNOSKI
6006
DIGITAL
PROFESSIONAL
LAND SURVEYOR

Wisnoski Land Surveying, LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100
TBPELS Firm No. 10085300 ©

Job #:
2021-05-17-01