



Scale: 1" = 200'

BASIS OF BEARINGS

Grid North, State Plane Coordinate System of 1983,  
Central Zone, Geoid 2012B

### Point Of Commencement

(Fd) 1/2" IR  
w-cap

S08°39'56"E  
192.60'

Set 5/8" IR

### GRIMES COUNTY ROAD 180

(1226-208)

Set 5/8" IR

20' Mid South  
Electrical Easement  
(1736-808)

Residue of called 216.4 Acres  
J.L. Hatcher Trust  
(1557-364)

☐ of 30' Aquila Southwest  
Pipeline Corporation Easement  
(798-53)

☐ of 50' Lone Star Gas  
Company Easement  
(283-185)

Residue of called 140.0 Acres  
Brant J. Malek, et ux  
(1714-629)

☐ of 75' Permanent Easement  
and Right of Way  
ETC Katy Pipeline, Ltd.  
(1271-329)

### ANDREW J. BOND SURVEY A-100

**21.48 Acres**

(Fd) 1/2" IR  
w-cap

7.6'

17.7'

524.66'

N57°50'27"W

2.9'

Set 5/8" IR

N55°23'17"E

1,813.74'

Set 5/8" IR

S12°58'37"E

145.78'

(Fd) PK Nail in top of  
13" Treated FC Post

Set 5/8" IR

779.69'

192.30'

Set 5/8" IR

338.08'

S07°18'12"E

249.31'

Approximate Survey Line

S32°31'50"W

Called 30.15 Acres  
Carolyn Hallmark Kimich  
(779-793)

Energy Transfer  
Pipeline Sign

4.3'

Called 178.91 Acres  
180 Land & Cattle, LLC  
(1673-825)

931.72'

1,456.38'

4.8'

(Fd) Tie Rod

### FRANCES HOLLAND SURVEY A-255

### W.R. BOWEN SURVEY A-95

Situated in Grimes County, Texas, out of the Andrew J. Bond Survey, Abstract No. 100, being a part of a called 140.0 acre tract as described in a General Warranty Deed with Vendor's Lien from John H. Hatcher, Trustee to Brant J. Malek, et ux, dated October 22, 2018, of record in Volume 1714, Page 629 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 Date: March 20, 2019  
R.P.L.S. 6006



#### NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The digital signature & seal affixed hereon are valid for 45 days from the date signed. Declaration is made to original purchaser of this survey, Brant & Angela Malek. It is not transferable to additional institutions or subsequent owners & is valid for this one transaction only.
- 3) © 2019 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) Pipeline easements plotted from the easement description and signs found on the ground.
- 5) All distances and coordinates shown hereon are based on grid and can be converted to surface by multiplying by a combined scale factor of 1.000 100 33.

The following appear to be blanket easements and cannot be defined on this survey:

- A) Carlos Water Supply Corporation (360-781).
- B) Mid-South Electric Cooperative, Inc. (561-60).
- C) Mid-South Electric Cooperative, Inc. (1088-516).
- D) Wickson Creek Special Utility District (1371-94).

The following easement does not appear to affect the subject tract:

- 1a) ETC Katy Pipeline Ltd. (1276-458).

Wisnoski Land Surveying LLC  
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936-870-7100  
TBPLS Firm #: 10085300 © Job #:  
2018-10-24-03