

Residue of called 10.00 Acres  
James Edward Simmons, et ux  
(825-65)

Called 0.37 Acre  
- Parcel 17 -  
Grimes County, Texas  
(1313-825)

Called 1,473.79 Sq. Ft.  
Grimes County, Texas  
(1313-819)

CURVE DATA  
Radius: 270.00'  
Arc Length: 12.71'  
Chord: S50°59'33"E, 12.71'

Called 4.080 Acres  
Judy Brooks  
(1710-148)

CURVE DATA  
Radius: 330.00'  
Arc Length: 64.33'  
Chord: N55°13'44"W, 64.23'

Pond

**4.888 Acres**

GRIMES COUNTY  
ROAD 172

**6.009 Acres**

Residue of called 15.00 Acres  
- S&E 3.00 Acres -  
Kathleen Conway  
(822-693)

Called 3.00 Acres  
Kathleen Conway  
(881-587)

Residue of called 100 Acres  
William David Mack  
(221-225)

**2.240 Acres**

CURVE DATA  
Radius: 155.00'  
Arc Length: 99.14'  
Chord: N70°30'15"W, 97.46'

Called 0.10 Acres  
Grimes County, Texas  
(1313-776)

CURVE DATA  
Radius: 280.00'  
Arc Length: 166.08'  
Chord: S71°49'08"E, 163.56'

Called 7.75 Acres  
Curtis Simmons, et ux  
(1689-329)

CURVE DATA  
Radius: 95.00' - (Fd) 1/2" IR brs.  
Arc Length: 94.08' N18°06'11"E, 0.17'  
Chord: S60°33'22"E, 90.28'

Point Of Beginning  
(Fd) 1/2" Iron Pipe

This survey substantially complies with the current  
Texas Society of Professional Surveyors Standards and  
Specifications for a Catagory 1A Condition IV Survey.

Steven M. Wisnoski  
R.P.L.S. 6006

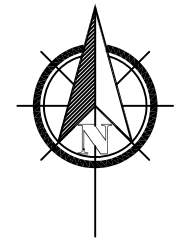
Date: February 26, 2019



Survey plat showing the partition of those certain tracts situated in Grimes County, Texas, out of the John F. Martin Survey, Abstract No. 312, being a part of a called 12.00 acre tract as described in a General Warranty Deed from Howard K. Jones, et ux to Kathleen Conway, dated February 24, 1998, of record in Volume 882, Page 693 of the Real Property Records of Grimes County, Texas & being a part of a called 3.00 acre tract as described in a General Warranty Deed with Vendor's Lien from Howard K. Jones, et ux to Kathleen Conway, acknowledged February 3, 1998, of record in Volume 881, Page 587 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) The digital signature & seal affixed hereon are valid for 45 days from the date signed. Declaration is made to original purchaser of this survey, Kathleen Conway. It is not transferable to additional institutions or subsequent owners & is valid for this transaction only.
- 3) © 2019 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) Prepared in conjunction with South Land Title, LLC title commitment #: NV1900639 with an effective date of February 8, 2019.
- 5) The Carlos Water Supply Corporation (360-788) easement appears to be a blanket easement and cannot be defined on this survey.
- 6) The Gulf States Utilities Company 0.21 acre Easement (398-288) does not appear to affect the subject tract.



Scale: 1" = 100'  
Basis of Bearings

Grid North, NAD 1983, State Plane Coordinate System,  
Central Zone, Geoid 2012B, Leica RTK Network

**JOHN F. MARTIN SURVEY  
A-312**

Wisnoski Land Surveying LLC  
PO Box 1744  
Navasota, Texas 77868  
936-870-7100  
TBPLS Firm #: 10085300

Job #:  
2019-02-19-02