

Scale: 1" = 200'

Basis of Bearings & Coordinates
Grid North, State Plane Coordinate System of 1983,
Central Zone, Leica RTK Network Geoid 2012B

JOSHUA HADLEY SURVEY A-25

Called 54.3 Acres
Joyce Floyd
(343-886)

Point Of Beginning

Apparent residue of called 1.30 Acres
I&GN Railroad
(55/165-168)

Buyers of Property: Ben & Sara Whitley

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

Steven M. Wisnoski
R.P.L.S. 6006
Date: March 15, 2019

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

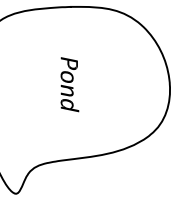
Job #: 2019-02-28-01



Land Title Survey of that certain tract or parcel situated in Grimes County, Texas, out of the Joshua Hadley Survey, Abstract No. 25, the John Harris Survey, Abstract No. 26 & being a part of a called 57.536 acre tract as described in a Deed from TTT Land Cattle Company to Wayne Busa, dated April 1, 1999, of record in Volume 919, Page 132 of the Real Property Records of Grimes County, Texas.

JOHN HARRIS SURVEY A-26

20.00 Acres



Called 35.29 Acres
Dean O. Bass, Trustee
(1547-765)

GRIMES COUNTY ROAD 179 (1226-208)

Called 15.40 Acres
John Michael Fick
(391-757)

Called 15.10 Acres
Cody Davis, et ux
(1107-650)

Residue of called 24.944 Acres
Steven Turner, et ux
(771-309)

Called 12 Acres
Heriberto Cantu
(1585-533)

The following easements do not appear to affect the subject tract:
1) Gulf States Utilities Co. (113-35).
A) Brazos River Transmission Electric Cooperative, Inc. (187-344).

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, Ben & Sara Whitley. 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) Prepared in conjunction with South Land Title, LLC Commitment No. NW1900657 with an effective date of February 22, 2019.
- 5) 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.
- 6) All distances shown hereon are grid and can be converted to surface by multiplying by a combined scale factor of 1.000 107 346.
- 7) The Gulf States Utilities Company Easements (216-64 & 286-899) cannot be plotted from the description in said instruments. Contact Gulf States to determine applicability and location.
- 8) The Clajon Gas Company Right of Way Easement (425-443) does not have an attached description and therefore cannot be plotted hereon. No pipeline signs were visible & according to the Texas Railroad Commission GIS there are no pipelines that cross the subject tract.

Residue of called 57.536 Acres
Wayne Busa
(919-132)

Called 3.009 Acre
- 70' Electric Easement -
Brazos Electric Power Cooperative, Inc.
(987-770)

Set 3/8" IR in Root of
Hackberry Tree

Highrise
Electric Line

Called 3.17 Acres, more or less
Missouri Pacific Railroad Company to
R.O. Brooks, et ux
(251-34)

Called 55°53'34"E
(Call - N 70°00'00" E

319.84'
N02°38'55"W
319.84'

(Call - N 01°31'00" E

319.80'

S74°00'50"W

1,706.39'

S27°41'37"W
17.49'

Set 3/8" IR for reference brs.
S74°00'50"W, 31.00'

(Fd) 1/2" IR

S27°41'37"W
317.02'

(Fd) 5/8" IR

S27°49'31"W
274.72'

Point in Gravel

S21°08'03"W
247.94'

(Fd) 1/2" IR
in Gravel

1.3'

2,219.631'
2,213.75'

Aerial Electric Line

Residue of called 24.944 Acres
Steven Turner, et ux
(771-309)

Called 12 Acres
Heriberto Cantu
(1585-533)

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