



Scale: 1" = 200'

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

**JESSE B. McNEALY SURVEY  
A-44**

Called 35.55 Acres  
E. F. Sullivan III  
Volume 217, Page 446 of the  
Real Property Records of  
Grimes County, Texas

BASIS OF BEARINGS, By Deed of record  
in Volume 786, Page 162 of the Real  
Property Records of Grimes County, Texas

P.O.B.  
(Fd) 3/8" I.R.

Called 461.68 Acres  
Gerard W. Trione  
Volume 1002, Page 484 of the  
Real Property Records of  
Grimes County, Texas

FM HIGHWAY 3455

STATE HIGHWAY 90

**50.66 Acres**

**50.00 Acres**

**NOTE:**  
An underground telephone line appears  
to run along the fenced Southeast  
margin of State Highway 90

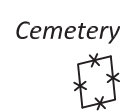
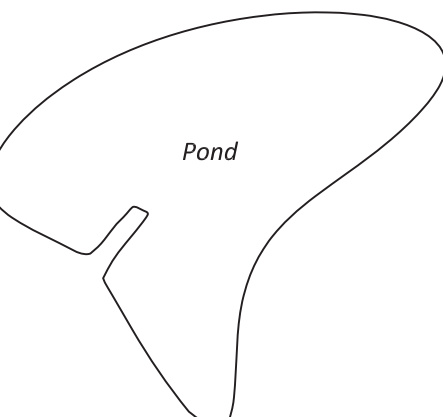
Set 1/2" I.R.

Called 5.00 Acres  
Johnny Joswiak, et ux  
Volume 264, Page 674 of the  
Real Property Records of  
Grimes County, Texas

Called 4.99 Acres  
James Bailey, et ux  
Volume 836, Page 14 of the  
Real Property Records of  
Grimes County, Texas

Portion of a called 75 Acres  
Jimx M. Lee  
Volume 380, Page 617 of the  
Real Property Records of  
Grimes County, Texas

Called 38.95 Acres  
Jimx M. Lee  
Volume 610, Page 824 of the  
Real Property Records of  
Grimes County, Texas



Being situated in Grimes County, Texas, out of the Jesse B. McNealy Survey, Abstract No. 44 and being out of a called 761.725 acre tract of land described in a Special Warranty Deed from Edward A. Cowart and Patricia Ann Wier to Patricia Ann Wier, dated April 12, 1995, of record in Volume 786, Page 162 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) This survey is only valid if originally signed and embossed.  
3) © 2017 by Wisnoski Land Surveying LLC. All Rights Reserved.

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*  
Steven M. Wisnoski Date: September 26, 2017  
R.P.L.S. 6006 Fieldwork Performed: August 2007