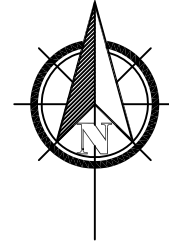


REPLAT OF HORSESHOE ACRES
LOTS 7-11
(Doc #: 307870)



Scale: 1" = 200'

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

**A.D. KENNARD SURVEY
A-290**

30' ETC Texas Pipeline, LTD
Easement
(1153-198)

Called 15.00 Acres
Xiubin Bruce Wang, et ux
(Doc #: 2022-323942)

Point for Corner
(Fd) 5/8" IR brs.
S85°54'00"W, 1.77'

(Fd) 5/8" IR

Called 12.00 Acres
Corey Taylor, et ux
(1717-383)

713.23'
187.18'
Set 5/8" IR

N63°02'06"E
526.05'

(Fd) 5/8" IR

5.00 Acres

Residue of called 54.45 Acres
REAGANAACI, LLC
(1739-267)

Called 11.00 Acres
Keith Zimmerman, et ux
(1699-627)

Point Of Beginning
(Fd) 5/8" IR

FM HIGHWAY 149
(100' ROW) (112-28)

Set 5/8" IR

250.00'

1,304.22'

1,054.22'

S66°18'38"W

(Fd) 5/8" IR

LEGEND

- Guy Wire
- Power Pole
- Aerial Electric Line
- x Fence

Situated in Grimes County, Texas, out of the A.D. Kennard Survey, Abstract No. 290 & being a part of a called 54.45 acre tract from Linda Radney Rice to REAGANAACI, LLC, dated May 9, 2019, of record in Volume 1739, Page 267 of the Real Property Records of Grimes County, Texas.

Buyer of Property: Dennis S. Dow

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: July 11, 2022



NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The certification of the digital signature & seal affixed hereon is made to the original purchaser of this survey, Dennis S. Dow. It is not transferable to additional institutions or subsequent owners.
- 3) The subject tract shown hereon does not appear to be located within Zone "A" of FEMA's FIRM No. 48185C 0275C with an effective date of April, 3, 2012.
- 4) Prepared in conjunction with South Land Title, LLC commitment GF#: NV2202203 with an effective date of July 21, 2022.
- 5) A buried telephone and fiber optic line runs along the Northwest margin of FM Highway 149.
- 6) FM Highway 149 100 ft. ROW based on TxDOT ROW Map dated 06-14-1946 having project No. 720-1-1A.

- A) The Navasota Telephone Company easement (268-176) appears to be a blanket easement across and cannot be shown hereon.
- B) The Grimes County, Texas right of way (112-28) does not appear to affect the subject tract.
- C) The ETC Texas Pipeline, Ltd. easement (1153-198) does not affect the subject tract.

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

Job #:
2019-04-23-02