



Scale: 1" = 200'  
 Basis of Bearings & Distances  
 Grid North, State Plane Coordinate System of  
 1983, Central Zone, Leica RTK Network

**31.10 Acres**

NOTE: Agreement Upon Boundary  
 between Fred Schimming, et ux and  
 Monte Nicholson, et ux (819-122) along this line  
 and the lines Southwest along the fence as shown.

**EASEMENTS:**  
 The following appear to be blanket easements and  
 cannot be defined hereon (both easements affect the  
 15.00 acre and 35.05 acre tracts shown hereon):  
 A) Right of Way to Cashman Oil & Gas (345-650).  
 B) 20' wide Mid-South Electric Cooperative, Inc.  
 (753-684), (868-507).

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

*Steven M. Wisnoski*  
 Steven M. Wisnoski Date: December 5, 2023  
 R.P.L.S. 6006



Clients: Robert & Lindsay Willis

Situated in Grimes County, Texas, out of the William Vincent Survey,  
 A-464, the William Fairfax Gray Survey, A-247 & being a part of Tract  
 One, called 15.00 acres, a part of Tract Two, called 35.05 acres, more  
 or less, and all of Tract Three, called 22.84 acres, as described in a  
 Warranty Deed with Vendor's Lien from Kerry S. Barling, et ux, to  
 Robert Willis, et ux, dated April 17, 2020, of record in Document No.  
 2020-307441 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 signature & seal affixed hereon is certified to Robert & Lindsay Willis.
  - 3) © 2023 by Wisnoski Land Surveying LLC. All Rights Reserved.
  - 4) A portion of the subject tract appears to be located within Zone "A" of FEMA's FIRM No. 48185C 0150C with an effective date of April 3, 2012. The flood plain shown hereon was scaled from said map.
  - 5) All property corners are set 1/2 inch iron rods, unless noted.
  - 6) All distances and area values are displayed in U.S. Survey Feet and may be converted to surface by dividing by a combined scale factor of 0.999 881 458 034.

LEGEND	
	Septic Sprayers
	Water Well
	Water Meter
	Septic Tank
	Propane Tank
	Electric Meter
	Tele-Fiber Box
	Guy Wire
	Power Pole
	Aerial Electric Line
	Aerial Fiber Line
	Fence

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

Job #:  
 2023-11-22-01