

C.R. 165  
(VARIABLE WIDTH R.O.W.)



MARLEEN GREIF  
CALLED 20 ACRES  
VOL. 878, PAGE 396

GERRY L. WAGNON  
& KAREN WAGNON  
CALLED 30.86  
ACRES  
VOL. 878, PAGE 526

(CALLED N 88°01'46" E 1398.62')  
N 85°19'29" E 1379.01'

N 05°12'52" W 439.57'

0.2239 ACRES LIES  
WITHIN THE R.O.W.  
OF C.R. 165

S 85°02'39" W 460.52'

N 05°39'42" W 230.00'

S 77°11'03" W 927.56'  
(CALLED S 79°55'02" W 927.64')

PHILIP BOND RUCKEL  
CALLED 22.467 ACRES  
VOL. 1602, PAGE 424

17.55 ACRES

VIRGINIA LEE CHANEY AND DAVID GERALD CHANEY  
156 ACRES  
VOL. 1444, PAGE 555

**SURVEY LEGEND**

	SUBJECT PROPERTY LINE		ELECTRIC METER
	ADJOINING PROPERTY LINE		POWER POLE
	UTILITY EASEMENT		SEWER CLEANOUT
	ELECTRICAL LINE		SEPTIC
	BARBED-WIRE & HOG-WIRE FENCE		
	WOOD FENCE		
	BARBED-WIRE FENCE		
	HOG-WIRE FENCE		

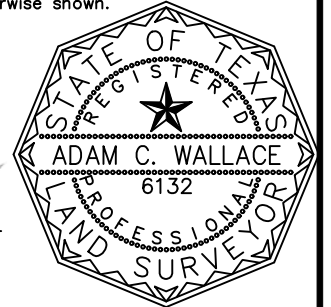
- ⊙ 60D NAIL FOUND ON TOP OF A 12" CREOSOTE POST
- ⊙ 5/8" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND

Survey Notes:



- 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" & 5/8" iron rods called for and found as noted on the previous recorded deed.
- 2). Drawing Scale is 1"=200'
- 3). Drawn by: Adam Wallace
- 4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48185C0150C effective date, 04-03-2012

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on May 21st, 2021, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.



Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

## SURVEY PLAT

AREA: 17.55 ACRES  
ABSTRACT: TANDY H. WALKER SURVEY, A-471

STREET ADDRESS: 8096 C.R. 165  
CITY: IOLA, TEXAS  
COUNTY: GRIMES

SURVEYED FOR: JESSICA M. LEMLEY AND WARREN D. LEMLEY  
TITLE CO: AMROCK LLC GF# 70278088

LINE	DISTANCE	BEARING
L1	19.61'	N 85°19'29" E
L2	24.78'	S 85°02'39" W

BLANKET ESMTS. RECORDED IN VOL. 187, PAGE 282;  
VOL. 234, PAGE 384, VOL. 961, PAGE 789; VOL. 973,  
PAGE 276; VOL. 1575, PAGE 471; VOL. 1578, PAGE 104  
APPLY TO THIS TRACT.

File name: 21-0292-COUNTY ROAD 165-8096.DWG  
Plot date: 05/21/21

ATM Surveying  
P.O. Box 10313, College Station, TX 77840  
PHONE: (979)209-9291 email: Adam@ATMsurveying.com  
www.ATMsurveying.com - FIRM #101784-00

## METES AND BOUNDS DESCRIPTION

Being a tract of land containing 17.55 acres in the Tandy H. Walker Survey, A-471, Grimes County, Texas, being the same tract as recorded in Vol. 1553, Page 480, of the Grimes County Official Records (G.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 5/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on May 21st of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-0292, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for a point in the northwest line of this tract, also being a point in the northeast right-of-way line of C.R. 165 (Variable Width R.O.W.), also being the south corner of the Marleen Greif called 20 acre tract, as recorded in Vol. 878, Page 396 of the G.C.O.R.;

**THENCE** North 85°19'29" East, a distance of 1379.01 feet along the common line between this tract and said Greif tract, and then along the Gerry L. Wagnon and Karen Wagnon called 30.86 acre tract, as recorded in Vol. 878, Page 526 of the G.C.O.R. to a 5/8" iron rod found for the north corner of this tract, also being a point in the southwest line of the Virginia Lee Chaney and David Gerald Chaney called 156 acre tract, as recorded in Vol. 1444, Page 555 of the G.C.O.R.;

**THENCE** South 6°03'48" East, a distance of 535.94 feet along the common line between this tract and said Chaney tract to a 1/2" iron rod found for the east corner of this tract, also being a north corner of the Philip Bond Ruckel called 22.467 acre tract, as recorded in Vol. 1602, Page 424 of the G.C.O.R.;

**THENCE** along the common line between this tract and said Ruckel tract, for the following calls:

South 77°11'03" West, a distance of 927.56 feet to a 60D nail found on top of a 12" creosote post for a south corner of this tract;

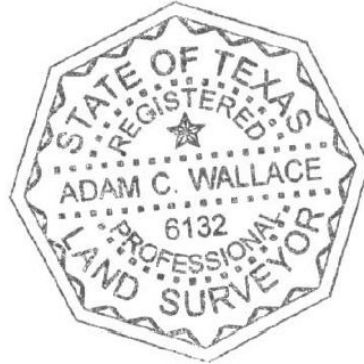
North 5°39'42" West, a distance of 230.00 feet to a 1/2" iron rod found for a bend in this tract;

South 85°02'39" West, a distance of 460.52 feet to a 5/8" iron rod found for a point in the southwest line of this tract, also being a point in the northeast right-of-way line of C.R. 165;

**THENCE** South 85°02'39" West, a distance of 24.78 feet across said C.R. 165 to a calculated north corner of this tract, in the centerline of the road;

**THENCE** North 5°12'52" West, a distance of 439.57 feet along the common line between this tract and said centerline of C.R. 165 to a calculated west corner of this tract;

**THENCE** North 85°19'29" East, a distance of 19.61 feet across said C.R. 165 to the **PLACE OF BEGINNING** containing 17.55 acres, from which approximately 0.2239 acres lies within the right-of-way of C.R. 165.



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00  
21-0292-County Road 165-8096-17acres-LEGAL—5/21/2021