

**GRIMES COUNTY
ROAD 446**



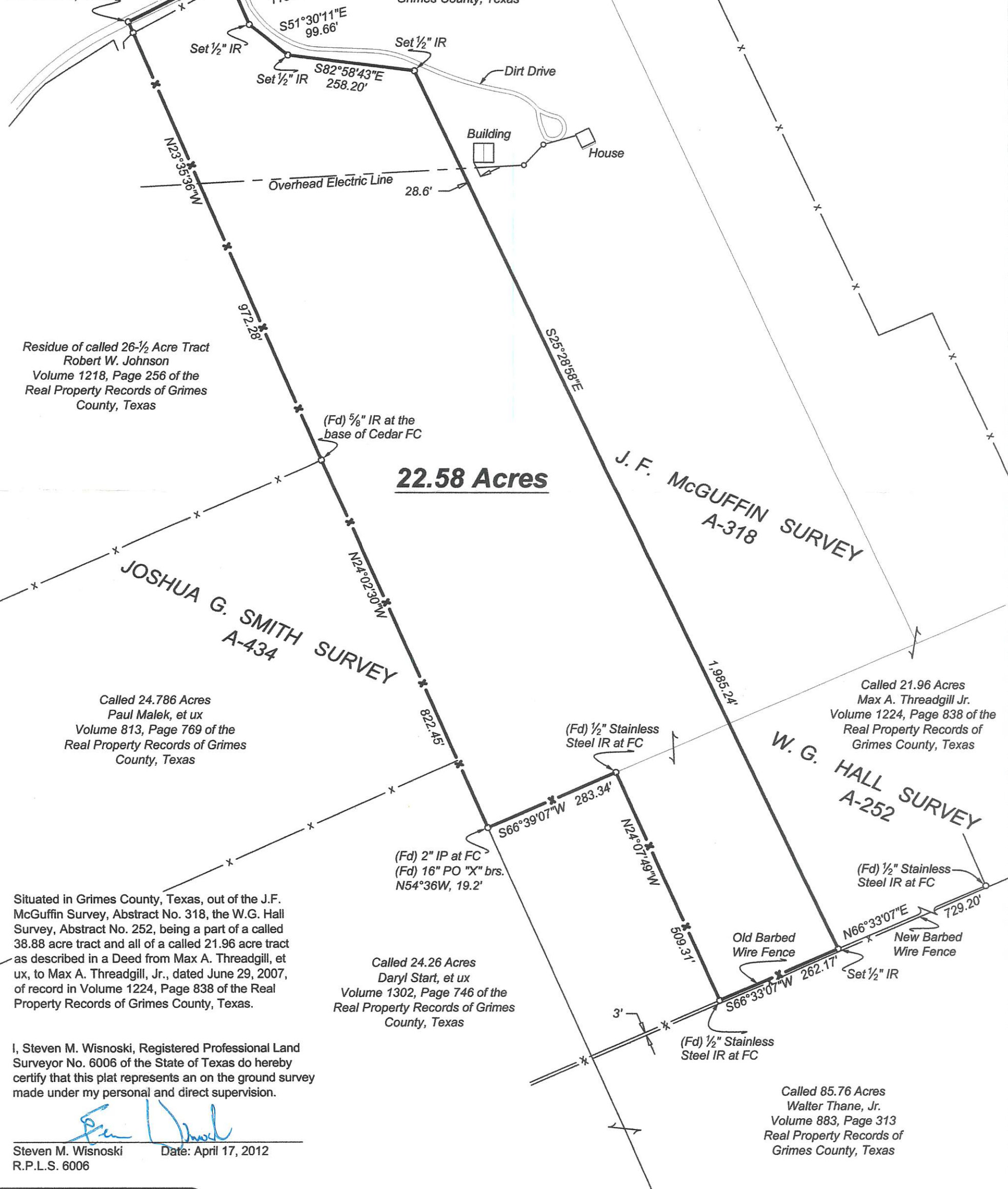
Scale: 1" = 200'
BASIS OF BEARINGS
Grid North, State Plane Coordinate
System of 1983, Central Zone

P.O.B.

Corner in Road
(Fd) 2" IP at FC brs.
S23°35'36"E, 24.56'
(Fd) 'Mitchie' Azimuth Brass
Disk in Concrete brs.
S59°05'36"E, 31.11'

Corner in Road
Set 1/2" IR brs.
S23°47'49"E, 16.00'

Called 38.88 Acres
Max A. Threadgill Jr.
Volume 1224, Page 838 of the
Real Property Records of
Grimes County, Texas



Residue of called 26-1/2 Acre Tract
Robert W. Johnson
Volume 1218, Page 256 of the
Real Property Records of Grimes
County, Texas

22.58 Acres

**JOSHUA G. SMITH SURVEY
A-434**

**J. F. MCGUFFIN SURVEY
A-318**

**W. G. HALL SURVEY
A-252**

Called 24.786 Acres
Paul Malek, et ux
Volume 813, Page 769 of the
Real Property Records of Grimes
County, Texas


Called 21.96 Acres
Max A. Threadgill Jr.
Volume 1224, Page 838 of the
Real Property Records of
Grimes County, Texas

(Fd) 2" IP at FC
(Fd) 16" PO "X" brs.
N54°36'W, 19.2'

Called 24.26 Acres
Daryl Start, et ux
Volume 1302, Page 746 of the
Real Property Records of Grimes
County, Texas

Called 85.76 Acres
Walter Thane, Jr.
Volume 883, Page 313
Real Property Records of
Grimes County, Texas

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 Date: April 17, 2012
R.P.L.S. 6006

Wisnoski Land Surveying, LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100

Job #:
2012-04-05-01
CSF: 0.999 922 914 22

METES AND BOUNDS DESCRIPTION

of a

22.58 Acre Tract**J.F. McGuffin Survey, A-318****W.G. Hall Survey, A-252****Grimes County, Texas****April 17, 2012**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the J.F. McGuffin Survey, Abstract No. 318, the W.G. Hall Survey, Abstract No. 252, being a part of a called 38.88 acre tract & part of a called 21.96 acre tract as described in a Deed from Max A. Threadgill, et ux, to Max A. Threadgill, Jr., dated June 29, 2007, of record in Volume 1224, Page 838 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at the Northwest corner of the called 38.88 acre tract mentioned above, in the approximate centerline of Grimes County Road 446, from which a found 2 inch iron pipe for reference at the base of a x-tie fence corner post brs. S 23°35'36" E, 24.56 ft. and a found 3 inch brass disk in a 12 inch by 12 inch concrete slab described as "Mitchie" azimuth mark brs. S 59°05'36" E, 31.11 ft.;

THENCE N 63°22'23" E, 222.31 ft., along a Northwest line of the called 38.88 acre tract mentioned above and the approximate centerline of said County Road 446 to the Northerly Northeast corner of the tract of land herein described, from which a set ½ inch iron rod for reference in the South fenced margin of County Road 446 brs. S 23°47'49" E, 16.00 ft.;

THENCE crossing through the interior of the called 38.88 acre and the 21.96 acre tract mentioned above and along the Easterly lines of the tract of land herein described as follows:

- 1) S 23°47'49" E, 113.92 ft., to a set ½ inch iron rod,
- 2) S 51°30'11" E, 99.66 ft., to a set ½ inch iron rod,
- 3) S 82°58'43" E, 258.20 ft., to a set ½ inch iron rod,
- 4) S 25°28'58" E, 1,985.24 ft., to a set ½ inch iron rod, in an old barbed wire fence line, for the Southeast corner of the tract of land herein described, in the Southeast line of the 21.96 acre tract mentioned above and in the Northwest line of a called 85.76 acre tract as described in a Deed to Walter Thane, Jr. of record in Volume 883, Page 313 of the Real Property Records of Grimes County, Texas, from which a found ½ inch Stainless Steel iron rod at the base of an old x-tie fence corner post for the Southeast corner of said 21.96 acre tract brs. N 66°33'07" E, 729.20 ft.;

THENCE S 66°33'07" W, 262.17 ft., along said old fence line, the Northwest line of said 85.76 acre Thane tract (883/313) and the Southeast line of the called 21.96 acre tract mentioned above to a found ½ inch Stainless Steel iron rod, at the base of a 10 inch fence corner post, for its Southwest corner and the Southeast corner of a called 24.26 acre tract as described in a Deed to Daryl Start, et ux, of record in Volume 1302, Page 746 of the Real Property Records of Grimes County, Texas;

THENCE N 24°07'49" W, 509.31 ft., along a fenced Northeast line of said 24.26 acre Start tract (1302/746) and a Southwest line of the called 21.96 acre tract mentioned above to a found ½ inch Stainless Steel iron rod at the base of a 10 inch fence corner post for its lower Northwest corner, the Easterly Northeast corner of said 24.26 acre Start tract and same being in the Southeast line of the 38.88 acre tract mentioned above;

THENCE S 66°39'07" W, 283.34 ft., along the fenced Southeast line of the called 38.88 acre tract mentioned above and a Northwest line of said 24.26 acre Start tract (1302/746) to a found 2 inch iron pipe, at fence corner, for an interior corner and the Southwest corner of said 38.88 acre tract, from which a found 16 inch Post Oak tree marked "X" brs. N 54°36' W, 19.2 ft.;

EXHIBIT "A"

Page 1 of 2

METES AND BOUNDS DESCRIPTION

of a

22.58 Acre Tract**J.F. McGuffin Survey, A-318****W.G. Hall Survey, A-252****Grimes County, Texas****April 17, 2012**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the J.F. McGuffin Survey, Abstract No. 318, the W.G. Hall Survey, Abstract No. 252, being a part of a called 38.88 acre tract & part of a called 21.96 acre tract as described in a Deed from Max A. Threadgill, et ux, to Max A. Threadgill, Jr., dated June 29, 2007, of record in Volume 1224, Page 838 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at the Northwest corner of the called 38.88 acre tract mentioned above, in the approximate centerline of Grimes County Road 446, from which a found 2 inch iron pipe for reference at the base of a x-tie fence corner post brs. S 23°35'36" E, 24.56 ft. and a found 3 inch brass disk in a 12 inch by 12 inch concrete slab described as "Mitchie" azimuth mark brs. S 59°05'36" E, 31.11 ft.;

THENCE N 63°22'23" E, 222.31 ft., along a Northwest line of the called 38.88 acre tract mentioned above and the approximate centerline of said County Road 446 to the Northerly Northeast corner of the tract of land herein described, from which a set ½ inch iron rod for reference in the South fenced margin of County Road 446 brs. S 23°47'49" E, 16.00 ft.;

THENCE crossing through the interior of the called 38.88 acre and the 21.96 acre tract mentioned above and along the Easterly lines of the tract of land herein described as follows:

- 1) S 23°47'49" E, 113.92 ft., to a set ½ inch iron rod,
- 2) S 51°30'11" E, 99.66 ft., to a set ½ inch iron rod,
- 3) S 82°58'43" E, 258.20 ft., to a set ½ inch iron rod,
- 4) S 25°28'58" E, 1,985.24 ft., to a set ½ inch iron rod, in an old barbed wire fence line, for the Southeast corner of the tract of land herein described, in the Southeast line of the 21.96 acre tract mentioned above and in the Northwest line of a called 85.76 acre tract as described in a Deed to Walter Thane, Jr. of record in Volume 883, Page 313 of the Real Property Records of Grimes County, Texas, from which a found ½ Inch Stainless Steel iron rod at the base of an old x-tie fence corner post for the Southeast corner of said 21.96 acre tract brs. N 66°33'07" E, 729.20 ft.;

THENCE S 66°33'07" W, 262.17 ft., along said old fence line, the Northwest line of said 85.76 acre Thane tract (883/313) and the Southeast line of the called 21.96 acre tract mentioned above to a found ½ inch Stainless Steel iron rod, at the base of a 10 inch fence corner post, for its Southwest corner and the Southeast corner of a called 24.26 acre tract as described in a Deed to Daryl Start, et ux, of record in Volume 1302, Page 746 of the Real Property Records of Grimes County, Texas;

THENCE N 24°07'49" W, 509.31 ft., along a fenced Northeast line of said 24.26 acre Start tract (1302/746) and a Southwest line of the called 21.96 acre tract mentioned above to a found ½ inch Stainless Steel iron rod at the base of a 10 inch fence corner post for its lower Northwest corner, the Easterly Northeast corner of said 24.26 acre Start tract and same being in the Southeast line of the 38.88 acre tract mentioned above;

THENCE S 66°39'07" W, 283.34 ft., along the fenced Southeast line of the called 38.88 acre tract mentioned above and a Northwest line of said 24.26 acre Start tract (1302/746) to a found 2 inch iron pipe, at fence corner, for an interior corner and the Southwest corner of said 38.88 acre tract, from which a found 16 inch Post Oak tree marked "X" brs. N 54°36' W, 19.2 ft.;

THENCE N 24°02'30" W, 822.45 ft., along the fenced Southwest line of the called 38.88 acre tract mentioned above, a Northeast line of said 24.26 acre Start tract (1302/746) and the Northeast line of a called 24.786 acre tract as described in a Deed to Paul Malek, et ux, of record in Volume 813, Page 769 of the Real Property Records of Grimes County, Texas to a found 5/8 inch iron rod tied to the base of a cedar fence corner post for the Northeast corner of said 24.786 acre Malek tract and the Southeast corner of the residue of a called 26-1/2 acre tract as described in a Deed to Robert W. Johnson of record in Volume 1218, Page 256 of the Real Property Records of Grimes County, Texas;

THENCE N 23°35'36" W, 972.28 ft., along the fenced Northeast line of said 26-1/2 Johnson tract (1218/256) and the Southwest line of the called 38.88 acre tract mentioned above to the **PLACE OF BEGINNING** containing 22.58 acres of land.

Basis of Bearings: Grid North, State Plane Coordinate System of 1983, Central Zone.



Steven M. Wisnoski
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2012-04-05-01