

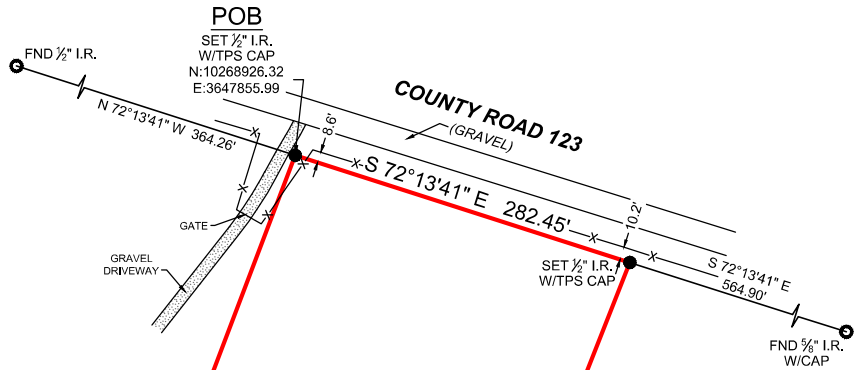
0' 100' 200' 300'



Scale: 1" = 100'

**SYMBOL LEGEND**

- |— PIPELINE
- x— WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

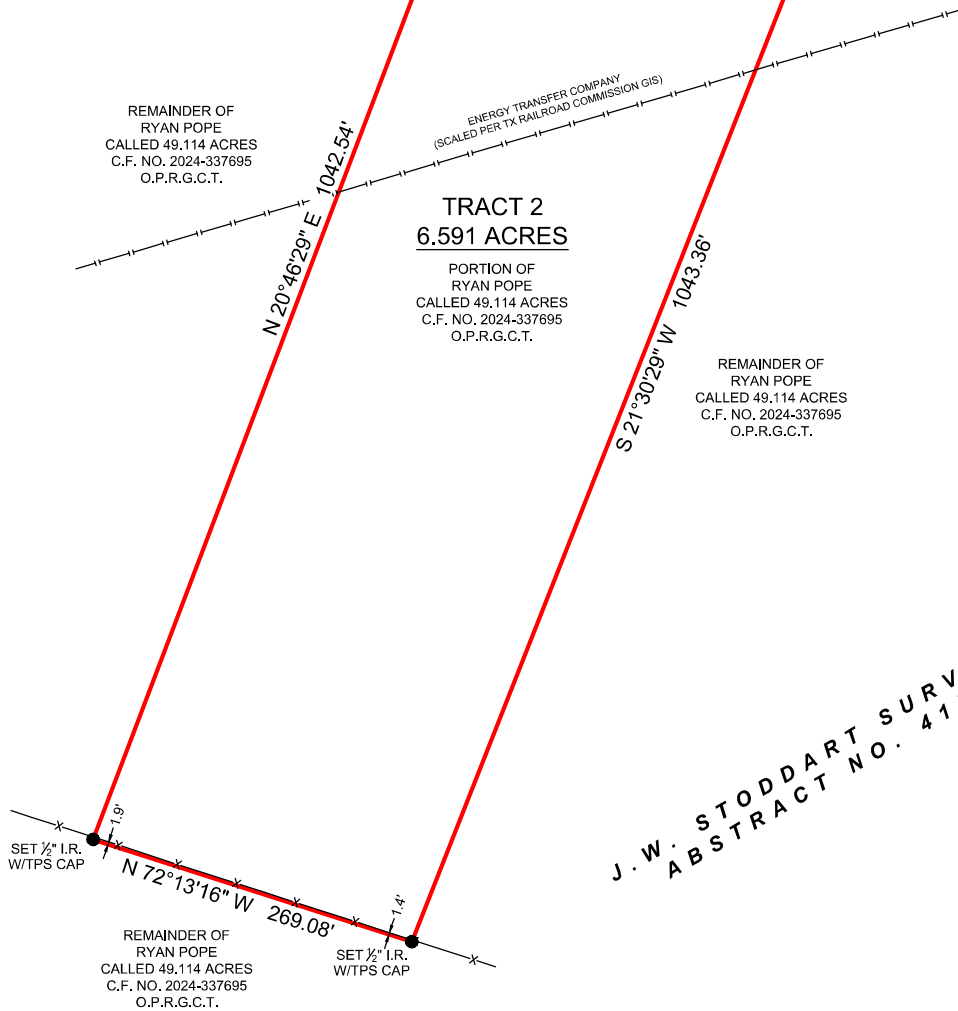


REMAINDER OF RYAN POPE CALLED 49.114 ACRES C.F. NO. 2024-337695 O.P.R.G.C.T.

**TRACT 2  
6.591 ACRES**

PORTION OF RYAN POPE CALLED 49.114 ACRES C.F. NO. 2024-337695 O.P.R.G.C.T.

REMAINDER OF RYAN POPE CALLED 49.114 ACRES C.F. NO. 2024-337695 O.P.R.G.C.T.



**J. W. STODDART SURVEY  
ABSTRACT NO. 415**

**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

**BOUNDARY SURVEY**

BEING AN 6.591 ACRE TRACT OF LAND SITUATED IN THE J. W. STODDART SURVEY, ABSTRACT NUMBER 415, GRIMES COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 49.114 ACRE TRACT DESCRIBED IN INSTRUMENT TO RYAN POPE, RECORDED UNDER CLERK'S FILE NUMBER 2024-337695, OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS (O.P.R.G.C.T.), SAID 6.591 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48185C0050C HAVING AN EFFECTIVE DATE OF 4/3/2012.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

PROJECT NUMBER	35508 TR 2
DATE	1/23/2024
DRAWN BY	ADV
CHECKED BY	TNK / CPP
FIELD CREW	BG
REVISION 1	--
REVISION 2	--
REVISION 3	--
REVISION 4	--

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 Firm No. 10083400

PURCHASER.....  
 ADDRESS.....COUNTY ROAD 123, IOLA, TX, 77861  
 SURVEY.....J.W. STODDART, A - 415  
 SUBJECT.....6.591 ACRES  
 COUNTY.....GRIMES

*Thomas A. McIntyre*  
 Registered Professional Land Surveyor No. 6921

