



Scale: 1" = 100'

Basis of Bearings

Grid North, State Plane Coordinate System
of 1983, Central Zone, Leica RTK Network

WILLIAM BURNIEY SURVEY A-10

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The signature & seal affixed hereon are certified to Superior Ln, LLC.
- 3) © 2025 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) The Northerly portion of the subject tract does appear to be located within Zone "A" of FEMA's FIRM No. 48185C 0345C with an effective date of April 3, 2012.

Situated in Grimes County, Texas, out of the William Burniey League, Abstract No. 10, being all of Tract One, called 2.740 acres, and all of Tract Two, called 1.388 acres, as described in a General Warranty Deed from Charles Boggess, et al to Superior Ln, LLC, dated March 6, 2024, of record in Document No. 2024-338578 of the 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
R.P.L.S. 6006

PRELIMINARY
2025-05-07

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

TBPELS Firm #: 10085300 ©
Job #: 2024-12-27-01

LINE	BEARING	DISTANCE
L-1	S80°32'02"E	45.19'
L-2	S70°28'00"E	54.45'
L-3	S81°59'49"E	39.11'
L-4	S74°39'19"E	33.84'
L-5	S47°42'25"E	54.33'
L-6	S73°56'45"E	71.02'
L-7	N80°23'26"E	18.01'
L-8	N76°05'42"E	63.43'
L-9	N68°25'07"E	36.43'
L-10	S83°33'34"E	29.20'
L-11	S85°42'26"E	63.06'
L-12	N78°52'57"E	35.03'

Point in center line of Creek
(Fd) 5/8" IR brs.
S23°48'54"E, 29.20'

Called 26.071
Kenneth Gene Shores, Trustee
(2021-321095)

Called 27.383 Acres
Robert R.K. Jones, et ux
(350-835)

Point in center line of creek
(Fd) 3/8" IR brs.
S01°21'11"W, 29.92'

Called 1.388 Acres,
more or less
Tract Two
Superior Ln, LLC
(2024-338578)

2.170 Acres

Called 2.740 Acres, more or less
Tract One
Superior Ln, LLC
(2024-338578)

2.000 Acres

Evidence of old
barbed wire fence

Called 12.720 Acrs, more or less
Kathy L. Stoops
(1242-425)

LEGEND

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

Point Of Beginning

Set 5/8" IR
(Fd) 1/2" IR lying

GRIMES COUNTY ROAD 409
(1226-208)

Set 5/8" IR
(Fd) 3/8" Iron Pipe found
lying at x-tie FC Post