

Scale: 1" = 200'

BASIS OF BEARINGS
Grid North, State Plane Coordinate
System of 1983, Central Zone

A.D. KENNARD SURVEY A-290

REPLAT OF HORSESHOE ACRES
LOTS 7-11
(Doc #: 307870)

30' ETC Texas Pipeline, LTD
Easement
(1153-198)

Called 15.00 Acres
Xiubin Bruce Wang, et ux
(Doc #: 2022-323942)

(Fd) $\frac{5}{8}$ " IR 13.8'

Called 12.00 Acres
Terry Kennard, et ux
(2022-325369)

(Fd) $\frac{5}{8}$ " IR 187.18'

526.05'

N63°02'06"E

(Fd) $\frac{5}{8}$ " IR

N22°10'00"W

Water Well

Gravel

Well Head

Storage Tanks
within fence

12.78 Acres

Residue of called 54.45 Acres
REAGANAACI, LLC
(1739-267)

Called 5.00 Acres
Dennis Dow, et al
(2022-327736)

693.87'

(Fd) $\frac{5}{8}$ " IR

Called 11.00 Acres
Keith Zimmerman, et ux
(1699-627)

527.49'

510.32'

(Fd) $\frac{5}{8}$ " IR

(Fd) $\frac{5}{8}$ " IR

62.0'

24.0'

Corner in Ditch

N07°18'58"E

S66°18'38"W

(Fd) $\frac{5}{8}$ " IR

754.98'

250.00'

2.8'

Point Of Commencement

(Fd) $\frac{5}{8}$ " IR

FM HIGHWAY 149
(100' ROW) (112-28)

LEGEND

- Guy Wire
- Power Pole
- - - Aerial Electric Line
- x Fence

Situated in Grimes County, Texas, out of the A.D. Kennard Survey, Abstract No. 290 & being a part of a called 54.45 acre tract from Linda Radney Rice to REAGANAACI, LLC, dated May 9, 2019, of record in Volume 1739, Page 267 of the Real Property Records of Grimes County, Texas.

Buyer of Property: Adrian Marquita & Roy Maxwell Peck

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

Date: June 22, 2023



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

Job #:
2019-04-23-02

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The certification of the digital signature & seal affixed hereon is made to the original purchaser of this survey, Adrian Marquita & Roy Maxwell Peck.
- 3) A portion of the subject tract shown hereon does appear to be located within Zone "A" of FEMA's FIRM No. 48185C 0275C with an effective date of April, 3, 2012.
- 4) Prepared in conjunction with South Land Title, LLC commitment GF#: NV2302468 with an effective date of June, 23, 2023.
- 5) A buried telephone and fiber optic line runs along the Northwest margin of FM Highway 149.
- 6) FM Highway 149 100 ft. ROW based on TxDOT ROW Map dated 06-14-1946 having project No. 720-1-1A.

The following appear to be blanket easements and cannot be defined hereon:

A) The Navasota Telephone Company easement (268-176) appears to be a blanket easement across and cannot be shown hereon.

The following easements do not appear to affect the subject tract:

1a) The Grimes County, Texas right of way (112-28) does not appear to affect the subject tract.

2b) Grimes County (1226-205, 1226-208, 1226-213).

METES AND BOUNDS DESCRIPTION
of a
12.78 Acre Tract
A.D. Kennard Survey, Abstract No. 290, Grimes County, Texas
June 22, 2023

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the A.D. Kennard Survey, Abstract No. 290, being a part of a called 54.45 acre tract from Linda Radney Rice to REAGANAACI, LLC, dated May 9, 2019, of record in Volume 1739, Page 267 of the Real Property Records of Grimes County, Texas and more fully described as follows:

COMMENCING at a found 5/8 inch iron rod, 3.8 ft. North of a x-tie fence corner post, for the Southeast corner of the called 54.45 acre tract mentioned above, the Southwest corner of a called 12.00 acre tract as described in a Deed to Terry Kennard, et ux (2022-325369), the Southeast corner of a called 5.00 acre tract (out of said 54.45 acre tract mentioned above) as described in a Deed to Dennis Dow, et al (2022-327736) and same being in the Northwest ROW of FM Highway 149 ((112/28) – 100 ft. ROW per ROW TxDOT ROW Map dated 06-14-1946 having project no. 720-1-1A);

THENCE S 66°18'38" W, 250.00 ft., along the generally fenced and Northwest ROW of FM Highway 149 and a portion of the Southeast line of the called 54.45 acre tract mentioned above to a found 5/8 inch iron rod for the Southwest corner of said 5.00 acre Dow tract, the Southeast corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described;

THENCE S 66°18'38 W, 754.98 ft., continuing along the generally fenced and Northwest ROW of FM Highway 149 and a portion of the Southeast line of the called 54.45 acre tract mentioned above to a Point for corner, in a ditch, for the Southeast corner of a called 11.00 acre tract as described in a Deed to Keith Zimmerman, et ux (1699/627), from which a found 5/8 inch iron rod for reference brs. S 66°18'38" W, 62.00 ft. and another found 5/8 inch iron rod for reference brs. N 07°18'58" E, 24.00 ft.;

THENCE along the generally fenced and common line of said 11.00 acre Zimmerman tract (1699/627) as follows:

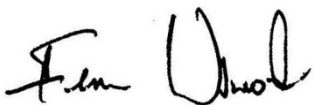
- 1) N 07°18'58" E, 527.49 ft., to a found 5/8 inch iron rod,
- 2) N 22°10'00" W, 510.32 ft., to a found 5/8 inch iron rod at a 3 inch iron pipe fence corner post for the Northeast corner of said Zimmerman tract, a Southerly corner of a called 15.00 acre tract as described in a Deed to Ziubin Bruce Wang, et ux (2022-323942) and same being the Northwest corner of the tract of land herein described;

THENCE N 63°02'06" E, 526.05 ft., along a portion of a South line of said 15.00 acre Wang tract (2022-323942) to a found 5/8 inch iron rod for the Northwest corner of said 5.00 acre Dow tract and the Northeast corner of the tract of land herein described;

THENCE S 20°29'20" E, 993.87 ft., along the West line of said 5.00 acre Dow tract to the **TRUE PLACE OF BEGINNING** and containing 12.78 acres of land.

Basis of Bearings:

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



Steven M. Wisnoski June 22, 2023
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2019-04-23-02

