



Scale: 1" = 50'

Basis of Bearings & Distances
Grid North, State Plane Coordinate System
of 1983, Central Zone, Leica RTK Network

JOHANN SCHROEDER SURVEY A-431

Set 5/8" IR
130.45'
N79°19'31"E
(Fd) 1/2" IR
0.6'

Called 0.069 Acre
State of Texas
(241-79)

STATE HIGHWAY 90
(112-17)

1.000 Acre

Called 1.000 Acre
Jim Hale
(777-797)

Residue of called 80 Acres
Thomas E. Perry, Jr.
(234-217)

18'x20'
Carport/Awning

25'x25'
Building

Apparent
septic tanks

Building

24'x24'
Awning

Gravel

Point Of Beginning

(Fd) 6" Treated FC Post

LEGEND	
	Tele Box
	Fire Hydrant
	Water Meter
	Guy Wire
	Power Pole
	Aerial Electric Line
	Fence

Set 5/8" IR
1.1'
579°19'31"W
140.45'
131.56'
S10°40'29"E
173.40'



(Fd) Concrete
ROW Monument

Situated in Grimes County, Texas, out of the Johann Schroeder Survey, Abstract No. 431 & being all of a called 1.000 acre tract as described in a General Warranty with Vendor's Lien from Barbara E. Perry to James Hale, et ux, dated February 3, 1995, of record in Volume 777, Page 797 of the Real Property Records of Grimes County, Texas.

Buyer of Property: Siva Sundaram
Address of Property: 11833 SH 90
Bedias, Texas 77831

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: July 5, 2021
R.P.L.S. 6006

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The digital signature & seal affixed hereon are valid for 45 days from the date signed. Declaration is made to the original purchasers of this survey, Jim Hale & Siva Sundaram. It is not transferable to additional institutions or subsequent owners.
- 3) © 2021 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) The subject tract does not appear to be located within Zone "A" or "AE" of FEMA's FIRM No. 48185C 0175C with an effective date of April 3, 2012.
- 5) All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 891 839 302.
- 6) Prepared in conjunction with Navasota Abstract & Title Co. commitment GF#: N-210518A.

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

- A) Sinclair Pipe Line Company (99-124).
- B) Carlos Water Supply Corporation (360-697).

The following easement does not appear to affect the subject tract:

- C) Gulf States Utilities Company (113-44).

Wisnoski Land Surveying LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100
TBPELS Firm #: 10085300

Job #:
2021-06-29-01

METES AND BOUNDS DESCRIPTION
of a
1.000 Acre Tract
Johann Schroeder Survey, A-431, Grimes County, Texas
July 5, 2021

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Johann Schroeder Survey, Abstract No. 431, being all of a called 1.000 acre tract as described in a General Warranty with Vendor's Lien from Barbara E. Perry to James Hale, et ux, dated February 3, 1995, of record in Volume 777, Page 797 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

BEGINNING at a found 6 inch treated fence corner post for the Southeast corner of the called 1.000 acre tract mentioned above, a Northeast corner of the residue of a called 80 acre tract as described in a Deed to Thomas E. Perry, Jr. (234/217) and same being in the Southwest ROW of State Highway 90 (100 ft. ROW - 112/17);

THENCE S 79°19'31" W, 140.45 ft., along the generally fenced and Southeast line of the called 1.000 acre tract mentioned above to a set 5/8 inch iron rod, 1.4 ft. Southwest of a 4 inch iron pipe fence corner post, for the Southwest corner thereof and an interior corner of said 80 acre Perry residue tract (234/217);

THENCE N 10°40'29" W, 323.77 ft., along the generally fenced and West line of the called 1.000 acre tract mentioned above to a found 1/2 inch iron rod, at the Northerly base of a 4 inch iron pipe fence corner post, for the Northwest corner thereof and an interior corner of said 80 acre Perry residue tract (234/217);

THENCE N 79°19'31" E, 130.45 ft., along the generally and partly fenced Northwest line of the called 1.000 acre tract mentioned above to a set 5/8 inch iron rod, 4.0 ft. East of a 4 inch iron pipe fence corner post, for the Northeast corner thereof, a Southeast corner of said 80 acre Perry residue tract (234/217) and same being in the Southwest line of a called 0.069 acre tract as described in a Deed to the State of Texas (241/79);

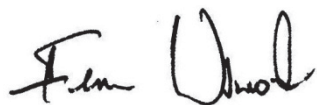
THENCE S 10°40'29" E, 192.21 ft., along the Southwest line of said 0.069 acre State of Texas tract (241/79) and a Northeast line of the called 1.000 acre tract mentioned above to a set 5/8 inch iron rod for a common angle point;

THENCE N 79°19'31" E, 10.00 ft., along the Southerly line of said 0.069 acre State of Texas tract (241/79) and a North line of the called 1.000 acre tract mentioned above to a set 5/8 inch iron rod for a common angle point;

THENCE S 10°40'29" E, 131.56 ft., along the Southwest ROW of State Highway 90 and a Northeast line of the called 1.000 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 1.000 acre of land.

Basis of Bearings & Distances:

Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 891 839 302.



Steven M. Wisnoski 07-05-2021
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2021-06-29-01

