

Scale: 1" = 100'

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

STATE HIGHWAY 30
(100' ROW)

Point Of Beginning

Called 10.595 Acres
Cheli Greene, et vir
(1624-415)

BRAZOS RIDGE
- PLAT -
(Doc #:
2021-320020)

3.757 Acres

Lot 1

BLOCK 1

Lot 2
S&S Brazos Land
Company, LP
(Doc #: 2021-321011)

TOWN OF ROANS PRAIRIE
- PLAT -
(54-226)

LEGEND

- Concrete
- Septic Sprayers
- Water Well
- Water Meter
- Buried Propane Tank
- Propane Tank
- Electric Meter
- Tele-Fiber Box
- Guy Wire
- Power Pole
- Aerial Electric Line
- Fence
- B.L. Building Line
- U.E. Utility Easement

Called 81.182 Acres
Anthony Pasket
(990-786)

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, Maine Property, LLC. It is not transferable to additional institutions or subsequent owners.
- 3) © 2022 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) The subject tract does not appear to be located within Zone "A" of FEMA's FIRM No. 48185C 0430C with an effective date of April 3, 2012.
- 5) All distances are surface and can be converted to grid by multiplying by a combined scale factor of 0.999 896 871 17.
- 6) Prepared in conjunction with Navasota Abstract & Title Commitment GF#: N-220511S.
- 7) The Gulf States Utilities easement (213-287) appears to be a blanket easement and cannot be defined hereon.
- 8) The State of Texas easement (243-293) does not affect the subject tract.

Buyer of Property: Maine Property, LLC

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: July 13, 2022



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

Job #:
2021-09-10-01

Situated in Grimes County, Texas, out of Joshua Hadley Survey, Abstract No. 25,
being known as Lot 1, Block 1, Brazos Ridge, according to the map or plat thereof
recorded in Document No. 2021-320020 of the Real Property Records of Grimes
County, Texas & being the same tract as described in a Partition Deed from S & S
Brazos Land Company, LP to AK Farms, LLC, dated November of 2021 of record in
Document No. 2021-321010 of the Real Property Records of Grimes County, Texas.

METES AND BOUNDS DESCRIPTION
of a
3.757 Acre Tract
Lot 1, Brazos Ridge
Joshua Hadley Survey, A-25, Grimes County, Texas
July 13, 2022

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of Joshua Hadley Survey, Abstract No. 25, being known as Lot 1, Block 1, Brazos Ridge, according to the map or plat thereof recorded in Document No. 2021-320020 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Partition Deed from S & S Brazos Land Company, LP to AK Farms, LLC, dated November of 2021 of record in Document No. 2021-321010 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 5/8 inch iron rod, in the Westerly side of a gravel driveway, for the Northwest corner of Lot 1, Brazos Ridge, the Northeast corner of a called 10.595 acre tract as described in a Deed to Cheli Greene, et vir (1624/415) and same being in the Southwest ROW of State Highway 30 (100 ft. ROW);

THENCE S 72°31'06" E, along the generally fence and Southwest ROW of State Highway 30, the Northeast line of Lot 1 and **PASSING** at 80.81 ft. a found concrete ROW monument and continuing for a **TOTAL DISTANCE** of 291.95 ft. to a found 5/8 inch iron rod for the Northeast corner of Lot 1 and the Northwest corner of Lot 2 as described in a Deed to S & S Brazos Land Company, LP (2021-321011);

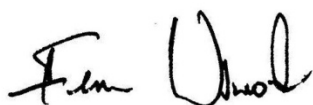
THENCE S 17°29'41" W, 562.20 ft., along the common line of Lot 1 and 2 to a found 5/8 inch iron rod, 6.2 ft. North of a barbed wire fence line, for a common corner thereof in the North line of a called 81.182 acre tract as described in a Deed to Anthony Pasket (990/786);

THENCE N 73°33'21" W, 287.64 ft., along a portion of the North line of said 81.182 acre Pasket tract (990/786) and the South line of Lot 1 to a Point for the Southwest corner thereof and the Southeast corner of said 10.595 acre Greene tract (1624/415), from which a found 5/8 inch iron rod brs. S 17°03'16" W, 0.48 ft. and from which a found dead 42 inch tree and fence angle brs N 73°33'21" W, 706.83 ft.;

THENCE N 17°03'16" E, 567.43 ft., along the East line of said 10.595 acre Greene tract and the West line of Lot 1 to the **PLACE OF BEGINNING** and containing 3.757 acres of land.

Basis of Bearings:

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



Steven M. Wisnoski 07/13/2022
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2021-09-10-01

