

SILENTWOOD LANE (60' ROW)

(504-375, 1226-205, 1226-208, 1226-213)

N81°39'52"E 286.81'

(Fd) 5/8" IR

Asphalt

7.1

N81°39'52"E

226.12'

Point For Corner

(Fd) 3/8" IR brs.  
S03°22'11"W, 0.36'

S87°30'37"W

116.42'

(Fd) 5/8" IR

N87°30'37"E 158.35'

Set 5/8" IR

(Fd) 5/8" IR

10' U.E.  
(504-375)

**Point Of Beginning**

Gravel Driveway

Well House

Called 2.00 Acres  
Mark Krause, et ux  
(2021-315389)

Porch  
House  
Wood Deck  
Awning



Scale: 1" = 100'

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

**JOHN BOWMAN SURVEY  
A-7**

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

Tract 31  
Called 10.00 Acres  
Armando Rangel  
(824-555)

N02°39'01"E 1,228.53'

**9.998 Acres**

Tract 30  
Called 8.00 Acres  
Mark Krause, et ux  
(2021-315389)

Tract 29  
Called 10.00 Acres  
H.T., Jr. & Robyn Walker  
(677-112)

**RISIEN SUBDIVISION  
- UNRECORDED -**

(Fd) 5/8" IR

Tract 14  
Called 10.30 Acres  
Ronald Hicks  
(689-218)

Situated in Grimes County, Texas, out of the John Bowman Survey, Abstract No. 7, being all of Tract 30 of the Risien Subdivision (unrecorded), being Tract One, called 2.00 acres and Tract Three, called 8.00 acres, as described in a General Warranty Deed from Sidney Laquey, et ux to Mark Krause, et ux, dated April 12, 2021, of record in Document No. 2021-315389 of the Real Property Records of Grimes County, Texas.

**GENERAL NOTES:**

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The signature & seal affixed hereon is certified to Meysam Nasri & Navasota Abstract & Title Company.
- 3) © 2025 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) Prepared in conjunction with Navasota Abstract & Title Company title commitment GF#: N-250448W with an effective date of October 28, 2025.
- 5) Distances and areas are grid values reported in U.S. Survey Feet. To convert to surface divide by a combined scale factor of 0.999 909 139 18.

**TITLE COMMITMENT NOTES:**

- Schedule B.10.
- f) Boundary Line Agreement (409-196) does not appear to affect the subject tract.
  - g) Final Judgement - Wesco Pipeline (13-447, District Court Records). No visible evidence of any pipeline across the subject tract. The Texas Railroad Commission indicates the same.
  - j) Utility easement (601-476) calls to affect Tract 15, Risien Subdivision. The 10' utility easement per (504-375) affects Tract 30.
  - l) Resolution and Notice of County Roads (1226-205, 1226-208, 1226-213) states Silentwood Lane is County maintained.
- o., p., q., r.) Mid-South Electric Cooperative Association (851-257, 905-384, 959-247, 959-249) appears to be a blanket easement and cannot be defined hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition IV Survey.

Steven M. Wisnoski  
R.P.L.S. 6006

Date: November 3, 2025

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

Address of Property:  
4399 Silentwood Lane  
Anderson, Texas 77830

Job #:  
2025-10-27-02

