

Scale: 1" = 100'
 Basis of Bearings
 Grid North, NAD 1983, State Plane
 Coordinate System, Central Zone

JESSE B. MCNEALY SURVEY A-44



Buyer of Property: 5907 FM 3455 LLC

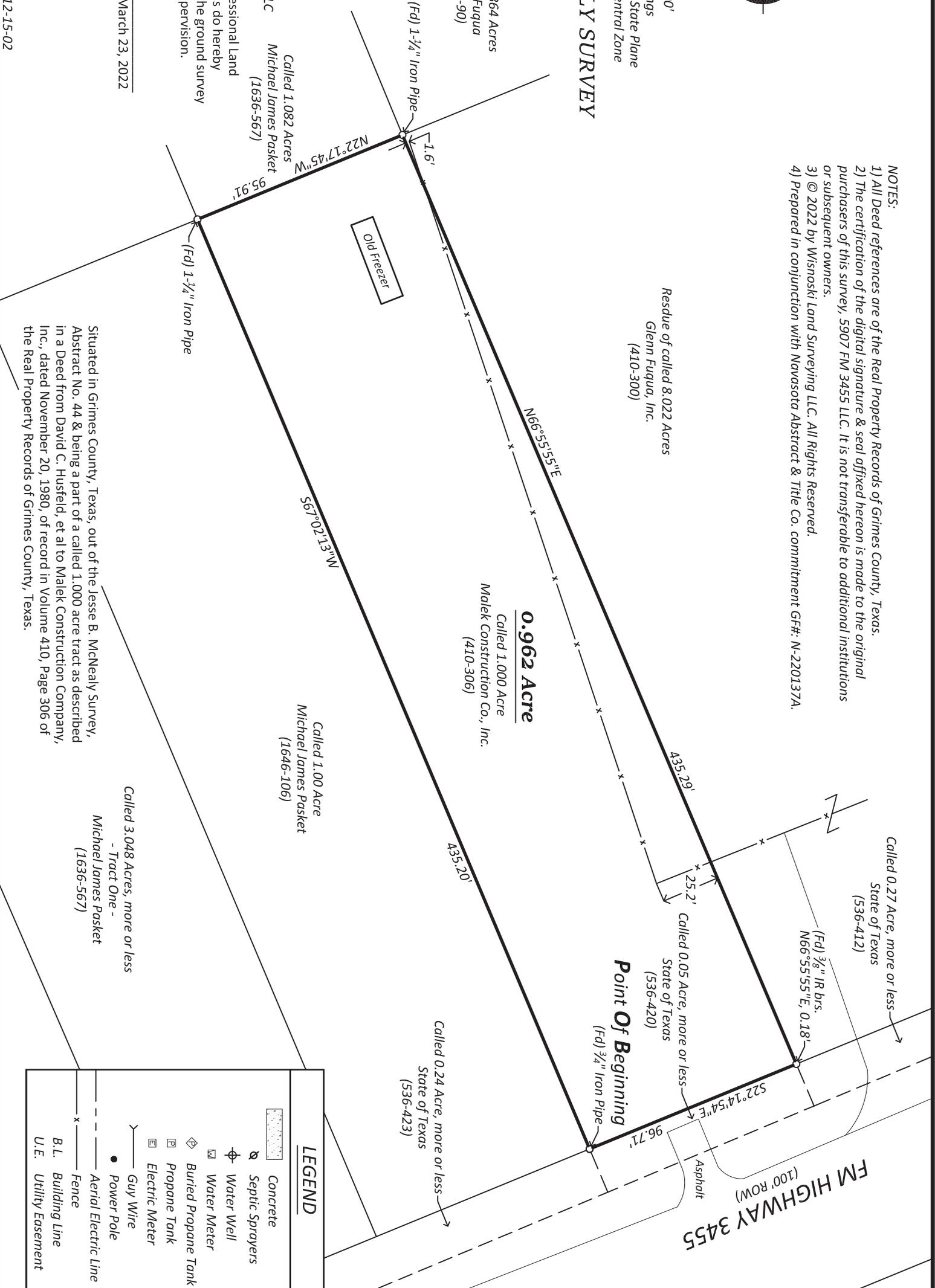
I, Steven M. Wisnoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

Steven M. Wisnoski
 Date: March 23, 2022
 R.P.L.S. 6006

Wisnoski Land Surveying LLC
 PO Box 1744
 Navasota, Texas 77868
 936-870-7100
 TBPELS Firm #: 100853300

Job #:
 2021-12-15-02

- 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 purchasers of this survey, 5907 FM 3455 LLC. It is not transferable to additional institutions or subsequent owners.
 - 3) © 2022 by Wisnoski Land Surveying LLC. All Rights Reserved.
 - 4) Prepared in conjunction with Navasota Abstract & Title Co. commitment GF#: N-220137A.



LEGEND

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

Situated in Grimes County, Texas, out of the Jesse B. McNealy Survey, Abstract No. 44 & being a part of a called 1.000 acre tract as described in a Deed from David C. Husfeld, et al to Malek Construction Company, Inc., dated November 20, 1980, of record in Volume 410, Page 306 of the Real Property Records of Grimes County, Texas.

METES AND BOUNDS DESCRIPTION
of a
0.962 Acre Tract
Jesse B. McNealy Survey, A-44, Grimes County, Texas
March 23, 2022

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Jesse B. McNealy Survey, Abstract No. 44, being a part of a called 1.000 acre tract as described in a Deed from David C. Husfeld, et al to Malek Construction Company, Inc., dated November 20, 1980, of record in Volume 410, Page 306 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

BEGINNING at found 3/4 inch iron pipe in the Southeast line of the called 1.000 acre tract mentioned above, in the Northwest line of a called 1.00 acre tract as described in a Deed to Michael James Pasket (1646/106), for the Southwest corner of a called 0.05 acre tract, more or less, as described in a Deed to the State of Texas (536/420), the Northwest corner of a called 0.24 acre tract, more or less, as described in a Deed to the State of Texas (536/423), in the Southwest ROW of FM Highway 3455 (100 ft. ROW) and same being the Southeast corner of the tract of land herein described;

THENCE S 67°02'13" W, 435.20 ft., along a portion of the Northwest line of said 1.00 acre Pasket tract (1646/106) and a portion of the Southeast line of the called 1.000 acre tract mentioned above to a found 1-1/4 inch iron pipe for the Southwest corner thereof, the Northwest corner of said 1.00 acre Pasket tract, a Northeast corner of a called 3.048 acre tract, more or less, as described in a Deed to Michael James Pasket (1636/567) and same being the Southeast corner of a called 1.082 acre tract as described in a Deed to Michael James Pasket (1636/567);

THENCE N 22°17'45" W, 95.91 ft., along the Northeast line of said 1.082 acre Pasket tract (1636/567) and the Southwest line of the called 1.000 acre tract mentioned above to a found 1-1/4 inch iron pipe for the Northwest corner thereof, the Northeast corner of said 1.082 acre Pasket tract, the Southeast corner of a called 8.864 acre tract as described in a Deed to Glenn Fuqua (462/90) and same being the Southwest corner of the residue of a called 8.022 acre tract as described in a Deed to Glenn Fuqua, Inc. (410/300);

THENCE N 66°55'55" E, 435.29 ft., along a portion of the Southeast line of said 8.022 acre Fuqua tract (410/300) and along a portion of the Northwest line of the called 1.000 acre tract mentioned above to a Point for the Northeast corner of the tract of land herein described, the Northwest corner of said 0.05 acre State of Texas tract (536/420), the Southwest corner of a called 0.27 acre tract, more or less, as described in a Deed to the State of Texas (536/412) and same being in the Southwest ROW of FM Highway 3455, from which a found 3/8 inch iron rod brs. N 66°55'55" E, 0.18 ft.;

THENCE S 22°14'54" E, 96.71 ft., along the Southwest ROW of FM Highway 3455 and the Southwest line of said 0.05 acre State of Texas tract to the **PLACE OF BEGINNING** and containing 0.962 acre of land.

Basis of Bearings:
Grid North, State Plane Coordinate System of 1983, Central Zone.



Steven M. Wisnoski March 23, 2022
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2021-12-15-02

