

Tract No. 14

Tract No. 13

S90°00'00"W

864.45'

N90°00'00"E

700.00'

(Fd) 3/8" IR

(Fd) 8" Fence Post

BASIS OF BEARINGS, By plat of record in
Volume 300, Page 811 of the Real Property
Records of Grimes County, Texas

(Fd) 3/8" IR



Scale: 1" = 100'

N00°29'09"W

S00°28'22"E

16.27 Acres

Tract No. 4

Tract No. 31

Tract No. 3

Portable
Buildings

Shed

Dirt Drive

Overhead Electric Line

20 ft. Road Easement per
Sleepy Hollow Subdivision plat

(Fd) 3/8" IR brs.
N00°28'22"W, 9.17'

Tract No. 32

(Fd) 3/8" IR
P.O.B.

S89°07'00"W

699.76'

GRIMES COUNTY ROAD 178

NOTE:

All visible and apparent
improvements are as shown.

Seller of Property: Clay R. Hoover

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: August 5, 2011

Situated in Grimes County, Texas, out of the James W. Scott Survey, Abstract
No. 417, being known as Tract No. 4 of the Sleepy Hollow Subdivision
according to the map or plat thereof recorded in Volume 300, Page 811 of the
Real Property Records of Grimes County, Texas and being the same tract of
land as described in a General Warranty Deed from William Gordon Haines, et
ux, to Clay R. Hoover, dated April 23, 2004, of record in Volume 1079, Page
600 of the Real Property Records of Grimes County, Texas.

Wisnoski Land Surveying LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100

Job #:
2008-05-28-01

METES AND BOUNDS DESCRIPTION

**of a
16.27 Acre Tract
Tract No. 4
Sleepy Hollow Subdivision
James W. Scott Survey, A-417
Grimes County, Texas
August 5, 2011**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the James W. Scott Survey, Abstract No. 417, being known as Tract No. 4 of the Sleepy Hollow Subdivision according to the map or plat thereof recorded in Volume 300, Page 811 of the Real Property Records of Grimes County, Texas, being the same tract of land as described in a General Warranty Deed from William Gordon Haines, et ux, to Clay R. Hoover, dated April 23, 2004, of record in Volume 1079, Page 600 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod, at fence corner, for the Southwest corner of Tract No. 4 mentioned above, the Southeast corner of Tract No. 32 and the South corner of Tract No. 31 and same being in the fenced Southwest margin of Grimes County Road 178;

THENCE N 00°29'09" W, 1,017.88 ft., along the non fenced West line of Tract No. 4 to a found 8 inch fence post for its Northwest corner and same being in the South line of Tract No. 14, from which a found 3/8 inch iron rod for the Northwest corner of Tract No. 31 brs. S 90°00'00" W, 864.45 ft.;

THENCE N 90°00'00" E, 700.00 ft., along the partially fenced North line of Tract No. 4 (Basis of Bearings) to a found 3/8 inch iron rod, in a barbed wire fence, for its Northeast corner;

THENCE S 00°28'22" E, along the East line of Tract No. 4 and **PASSING** at 549 ft. a 4 inch fence corner post and continuing along the fenced East line of Tract No. 4 for a **TOTAL DISTANCE** of 1,007.09 ft. to its Southeast corner, in Grimes County Road 178, from which a found 3/8 inch iron rod, near fence corner, brs. N 00°28'22" W, 9.17 ft.;

THENCE S 89°07'00" W, 699.76 ft., along Grimes County Road 178 and the South line of Tract No. 4 to the **PLACE OF BEGINNING** containing 16.27 acres of land.



A handwritten signature in black ink, appearing to read "Steven M. Wisnoski".

Steven M. Wisnoski
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2008-05-28-01