



Scale: 1" = 200'  
BASIS OF BEARINGS  
Grid North, State Plane Coordinate  
System of 1983, Central Zone

**NANCY ANDERSON LEAGUE  
A-72**

Called 9.0 Acres  
Gary L. Slaton, et ux  
(1273-680)

Residue of called 34.411 Acres  
Robert H. Lang, Jr.  
(1589-677)

Called 5.61 Acres  
State of Texas  
Right of Way  
(149-277)

**13.00 Acres**

**NOTES:**

The following appear to be blanket easements and cannot be defined on this survey:

- 1) Atlantic Pipe Line Company Right-of-Way (112-100).
- 2) Atlantic Pipe Line Company Right-of-Way (112-101).

The following easements do not appear to affect the subject tract:

- A) Magnolia Petroleum Company (73-193).
- B) Gulf State Utilities Co. (114-480).

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: May 12, 2016

Situated in Grimes County, Texas, out of the Nancy Anderson League, Abstract No. 72 & being a part of a called 34.411 acre tract as described in a General Warranty Deed with Vendor's Lien from Brent Dean Wornat, et al to Robert H. Lang, Jr., dated March 3, 2016, of record in Volume 1589, Page 677 of the Real Property Records of Grimes County, Texas.

**Wisnoski Land Surveying, LLC**  
PO Box 1744  
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936-870-7100

Job #:  
2016-03-17-01

**METES AND BOUNDS DESCRIPTION**

of a

**13.00 Acre Tract**

**Nancy Anderson League, A-72**

**Grimes County, Texas**

**May 12, 2016**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Nancy Anderson League, Abstract No. 72, being a part of a called 34.411 acre tract as described in a General Warranty Deed with Vendor's Lien from Brent Dean Wornat, et al to Robert H. Lang, Jr., dated March 3, 2016, of record in Volume 1589, Page 677 of the Real Property Records of Grimes County, Texas and more fully described as follows:

**COMMENCING** at the Westerly or Southwest corner of the called 34.411 acre tract mentioned above, the Southerly corner of a called 9.0 acre tract as described in a Deed to Gary L. Slaton, et ux (1273/680) and same being in the Northeast ROW line of State Highway 39 as described in a Deed to the State of Texas (149/277);

THENCE S 46°32'23" E, 1,009.56 ft., along the fenced and Northeast ROW line of State Highway 39 and the Southwest line of the called 34.411 acre tract mentioned above to a set 1/2 inch iron rod for the Westerly corner and the **TRUE PLACE OF BEGINNING** of the tract of land herein described;

THENCE N 43°56'33" E, 746.69 ft., crossing over the called 34.411 acre tract mentioned above and along the Northwest line of the tract of land herein described to a set 1/2 inch iron rod, 15.0 ft. Southwest of a barbed wire fence line, for its Northerly corner in a Northeast line of said 34.411 acre tract and in the Southwest ROW of the Chicago Rock Island Railroad, from which a found 1/2 inch iron rod for an angle in said ROW brs. N 43°16'51" W, 472.22 ft.,;

THENCE along a common line of the called 34.411 acre tract mentioned above and said Railroad ROW as follows:

- 1) S 43°16'51" E, 427.78 ft., to a found 3/8 inch iron rod (bent) 12.2 ft. Southwest of said barbed wire fence line,
- 2) S 46°43'09" W, 25.00 ft., to a found 3/8 inch iron rod at the base of a 1 inch by 36" iron pipe;
- 3) S 43°16'51" E, 366.21 ft., to a found 1/2 inch iron rod, 1.5 ft. Northwest of a new barbed wire fence line and 29.4 ft. Southwest from a 3 inch iron pipe fence corner post, for the Northwest corner of a 1.000 acre tract out of said 34.411 acre tract as described in a Deed to Janice Bennett (1583/622);

THENCE S 43°26'33" W, 676.57 ft., along the fenced and Northwest line of said 1.000 acre Bennett tract (1583/622) to a set 1/2 inch iron rod, near the base of a new 3 inch iron pipe fence corner post, for its Westerly corner, the Southerly corner of the tract of land herein described, in the Southwest line of the

called 34.411 acre tract mentioned above and same being in the Northeast ROW line of State Highway 39, from which a found concrete ROW monument brs. S 46°32'33" E, 1,749.21 ft.;

THENCE N 46°32'23" W, 797.78 ft., along the fenced and Northeast ROW line of State Highway 39 and the Southwest line of the called 34.411 acre tract mentioned above to the **TRUE PLACE OF BEGINNING** and containing 13.00 acres of land.

**BASIS OF BEARING**

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



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Steven M. Wisnoski    May 12, 2016  
Registered Professional Land Surveyor  
State of Texas No. 6006  
Job #: 2016-03-17-01