



Scale: 1" = 100'
Basis of Bearings & Distances
Grid North, State Plane Coordinate System
of 1983, Central Zone, Leica RTK Network

**WILLIAM McINTIRE SURVEY
A-321**

Property boundaries on right is what is available for purchase

Survey Plat showing the Deed locations of those two tracts situated in Grimes County, Texas, out of the William McIntire Survey, Abstract No. 321, being all of a called 25.17 acre tract as described in a General Warranty Deed with Vendor's Lien from Patricia Ann Taylor, Personal Representative to Denise Ivey, dated August 21, 2020, of record in Document No. 2020-310090 of the Real Property Records of Grimes County, Texas & all of a called 1.564 acre tract as described in a General Warranty Deed from Sandra Faye Rios to Denise Ann Ivey, dated August 4, 2021, of record in Document No. 2021-318397 of the Real Property Records of Grimes County, Texas.

Client: Denise Ivey
Address of Property: 6841 CR 208
Navasota, Texas 77868

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
Steven M. Wisnoski Plat Prepared: April 27, 2023
R.P.L.S. 6006



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

TBPLS Firm #: 10085300 Job #: 2019-10-31-01

Point Of Beginning
(Fd) 1/2" IR w-cap

GRIMES COUNTY ROAD 208
(1226-208)

26.734 Acres

Called 25.17 Acres
Denise Ivey
(Doc #: 310090)

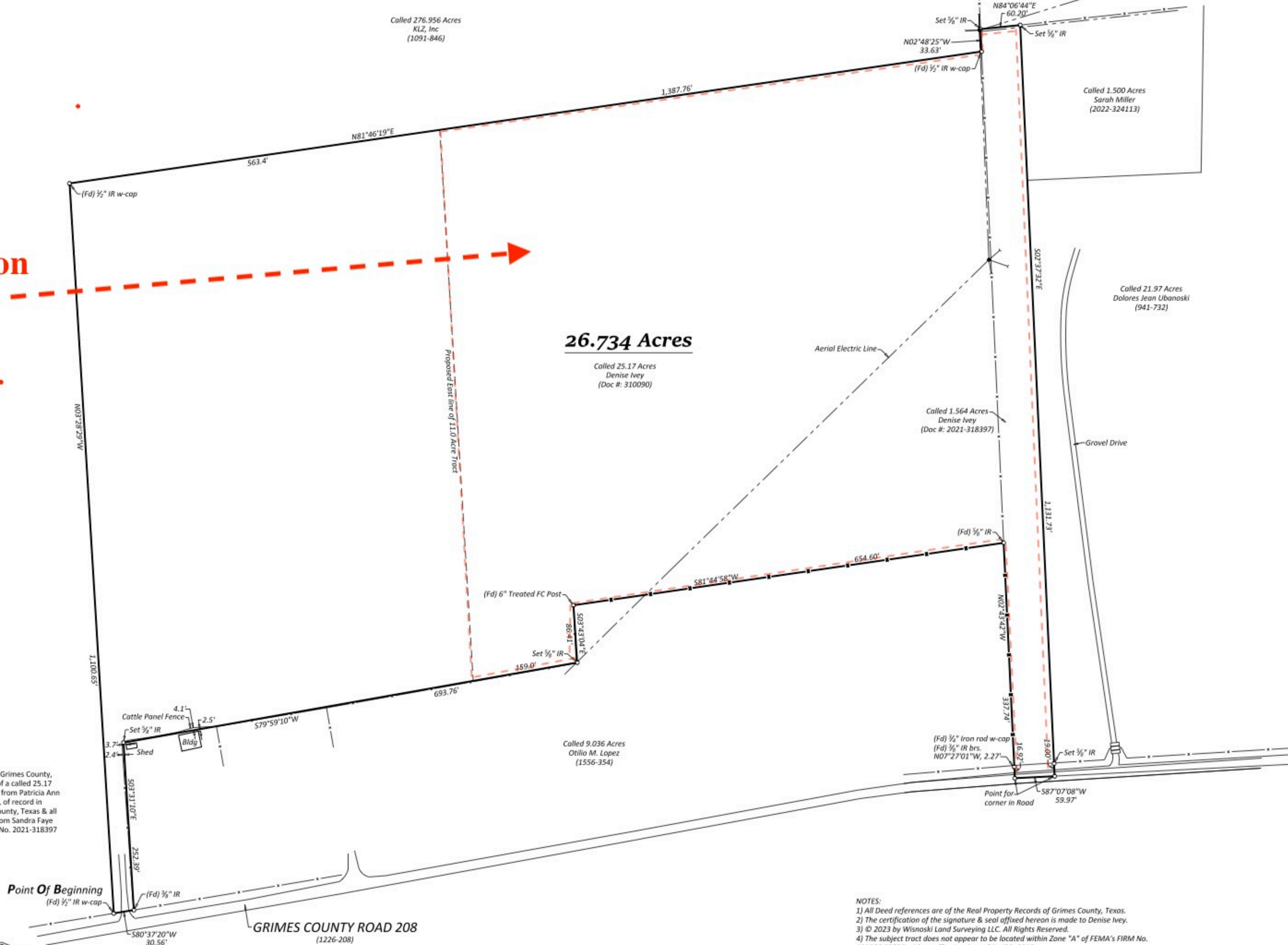
Called 9.036 Acres
Otilio M. Lopez
(1556-354)

Called 276.956 Acres
KLZ, Inc
(1091-846)

Called 1.500 Acres
Sarah Miller
(2022-324113)

Called 21.97 Acres
Dolores Jean Ubanoski
(941-732)

Called 1.564 Acres
Denise Ivey
(Doc #: 2021-318397)



- NOTES:**
- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
 - 2) The certification of the signature & seal affixed hereon is made to Denise Ivey.
 - 3) © 2023 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 0375C with an effective date of April 3, 2012.
 - 5) No field work was performed in association with this plat.
 - 6) All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 920 267 12.