

TRACT 2
METES AND BOUNDS DESCRIPTION
38.497 ACRES OUT OF THE
JOHN C. GOODRICH SURVEY, A-222
GRIMES COUNTY, TEXAS

A tract or parcel of land containing 38.497 acres (1,676,951 square feet) out of the John C. Goodrich Survey, Abstract No. 222, Grimes County, Texas, being a portion of the 57.93 acre tract conveyed to Donny M. Byrne, as recorded in Volume 1540, Page 141 of the Grimes County Deed Records (G.C.D.R.), said 38.497 acres being more particularly described by metes and bounds as follows: (The basis of bearing for this description is the monumented east line of said 57.93 acre tract called SOUTH 01 degrees 30 minutes 00 seconds EAST, as recorded under said Volume 1540, Page 141)

BEGINNING at a 1-inch iron pipe found at the southwest corner of said 57.93 are tract and the southwest corner of the herein described tract, being the northwest corner of the remainder of 25.000 acres recorded in Volume 286, Page 89 of the G.C.D.R., lying in the east right-of-way line of Farm to Market Road (FM) 1774;

THENCE NORTH 14 degrees 18 minutes 12 seconds WEST, 80.85 feet along said east right-of-way line of FM 1774 to a 5/8-inch iron rod set at a westerly corner of the herein described tract;

THENCE NORTH 01 degrees 30 minutes 00 seconds EAST, 83.33 feet along said east right-of-way line of FM 1774 to a 5/8-inch iron rod set at a westerly corner of the herein described tract;

THENCE NORTH 24 degrees 00 minutes 00 seconds EAST, 156.67 feet along the east right-of-way line of County Road (CR) 207 to a 5/8-inch iron rod set at a westerly corner of the herein described tract;

THENCE NORTH 01 degrees 30 minutes 00 seconds EAST, 1,168.54 feet along said east right-of-way line of CR 207 to a 5/8-inch iron rod set at the northwest corner of the herein described tract;

THENCE NORTH 88 degrees 50 minutes 47 seconds EAST, 1,093.45 feet, crossing said 57.93 acre tract, to a 5/8-inch iron rod set at the northeast corner of the herein described tract;

THENCE SOUTH 01 degrees 30 minutes 00 seconds EAST, 956.90 feet along the west line of the 10.00 acre tract conveyed to Claude Victor Swain, III, as recorded in Volume 1182, Page 812 of the G.C.D.R. and along the west line of the 15.000 acre tract conveyed to Charlotte M. Bossart, as recorded in Volume 1160, Page 374 of the G.C.D.R. to a 1-inch iron pipe found at an easterly corner of the herein described tract;

THENCE SOUTH 00 degrees 45 minutes 15 seconds EAST, 514.75 feet along the west line of the 26.666 acre tract conveyed to Patrick Eugene Bossart and Charlotte M. Bossart, as recorded in Volume 741, Page 779 of the G.C.D.R. to a 5/8-inch iron rod set at the southeast corner of the herein described tract

THENCE SOUTH 88 degrees 52 minutes 22 seconds WEST, 1,201.81 feet along the north line of the 2.965 acre tract conveyed to Patricia Lee Holt, as recorded in Volume 1174, Page 563 of the G.C.D.R. and along the north line of said remainder of the 25.000 acre tract recorded in Volume 286, Page 89, to the POINT OF BEGINNING of the herein described tract, containing 38.497 acres (1,676,951 square feet) of land. A survey drawing was prepared to accompany this description, and is on file in the office of Directional Project Support, Inc.



February 14, 2020
Job No. 02337-000-0-LTS

DIRECTIONAL PROJECT SUPPORT, INC.

BY: Jeffrey Lyuu 02/14/2020



Line #	Length	Bearing
L1	80.85	N84° 18' 12" W
L2	63.33	N1° 28' 00" E
L3	158.47	N88° 00' 00" E



JOHN C. GOODRICH SURVEY, A-222
GRIMES COUNTY, TEXAS

TRACT 1
19,468 ACRES
(848,013 SQUARE FEET)

TRACT 2
38,497 ACRES
(1,676,851 SQUARE FEET)

- LEGEND**
- FRB. _____ Fenced
 - LN. _____ Iron Nail
 - LP. _____ Iron Pipe
 - S.E.A.R. _____ Survey County
 - G.S.A.R. _____ Strip Boundary
 - O.P.A.S.C. _____ Original County
 - C.P.F. No. _____ County Clerk File No.
 - M.C. _____ Utility Easement
 - A.L. _____ Aerial Easement
 - R.L. _____ Building Line
 - W.O.F. _____ Wood Fence
 - W.F. _____ Wire Fence
 - T.F. _____ Telephone/Federal
 - P.F. _____ Power Pole

- NOTES:**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED EAST LINE OF THE GRIMES ROAD AND STRIP CALLED "E D'ARNO" E. AS ACCURATELY IN VOLUME 1248, PAGE 141 OF THE CLERK'S OFFICE.
 2. THE SUBJECT TRACTS DO NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL BUREAU OF INVESTIGATION AND FLOOD INSURANCE RATE MAP FOR GRIMES COUNTY, TEXAS, NO. 48780A000, MAP EFFECTIVE DATE: APRIL 3, 2012.
 3. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF MO. NCS-58380-18811, EFFECTIVE DATE: DECEMBER 25, 2019.
 4. SURVEYOR DID NOT ADDRESS TITLE AFFECTING THE SUBJECT TRACT AND OTHER TO TITLE COMMITMENT.
 5. NOTES AND RECORDS CORRECTIONS WERE PREPARED TO ACCOMPANY THIS SURVEY AND ARE ON FILE IN THE OFFICE OF SURVEYOR, GRIMES COUNTY, TEXAS.
 6. NOT ALL IMPROVEMENTS WERE LOCATED ON TRACT 2 AT THE REQUEST OF CLIENT.

THIS SURVEY WAS MADE BY JOHN C. GOODRICH, SURVEYOR, GRIMES COUNTY, TEXAS, AND FIRST AMERICAN TITLE INSURANCE COMPANY, A MEMBER COMPANY OF THE FIRST AMERICAN FINANCIAL GROUP, INC., GRIMES COUNTY, TEXAS, AND FIRST AMERICAN TITLE INSURANCE COMPANY, GRIMES COUNTY, TEXAS, AND FIRST AMERICAN TITLE INSURANCE COMPANY, GRIMES COUNTY, TEXAS.

JOHN C. GOODRICH, S.P.L.S., No. 1118

LAND TITLE SURVEY
19,468 ACRE TRACT 1 AND
38,497 ACRE TRACT 2
OUT OF THE
JOHN C. GOODRICH SURVEY, A-222
GRIMES COUNTY, TEXAS

JOHN C. GOODRICH, S.P.L.S., No. 1118

DIRECTIONAL
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