

FIELD NOTES
+/- 49.5518 ACRES
LOCATED IN THE JESSE GRIMES SURVEY, A-22,
GRIMES COUNTY, TEXAS.

SAID 49.5518 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 49.5518 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JESSE GRIMES SURVEY, ABSTRACT NUMBER 22 OF GRIMES COUNTY, TEXAS, AND BEING DESIGNATED AS TRACT 1 OF THE PARTITION OF A CALLED 62.00 ACRE TRACT OF LAND (SURVEYED AS 60.9868 ACRES) DESCRIBED AS FIRST TRACT IN A DEED TO THE HENRY DEBOSE ESTATE RECORDED IN VOLUME 72, PAGE 181 OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS, SAID 49.5518 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A 5/8 INCH IRON ROD IN THE SOUTH LINE OF A CALLED 42.734 ACRE TRACT AS CONVEYED AND DESCRIBED TO SAM A. CANGEMI IN VOLUME 681, PAGE 565 MARKING THE NORTHWEST CORNER FOR THE HEREIN DESCRIBED TRACT AND THE 62.00 ACRE DEBOSE TRACT, SAME BEING THE NORTHEAST CORNER FOR A CALLED 30.84 ACRE TRACT AS CONVEYED AND DESCRIBED TO GARRY DWAIN JANOTA, ET AL IN DOCUMENT NUMBER 2020-311020 OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS.

THENCE: N 86°04'09" E ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF THE 42.734 ACRE CANGEMI TRACT FOR A DISTANCE OF 525.60 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER FOR THE SAID 42.734 ACRE CANGEMI TRACT AND THE SOUTHWEST CORNER FOR A CALLED 235.57 ACRE TRACT AS CONVEYED AND DESCRIBED TO FULL CIRCLE 3D RANCH, LP IN VOLUME 1459, PAGE 128 OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS.

THENCE: N 85°27'42" E ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF THE 235.57 ACRE FULL CIRCLE 3D RANCH, LP TRACT FOR A DISTANCE OF 427.05 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER FOR THIS TRACT AND THE 62.00 ACRE DEBOSE TRACT, SAME BEING THE NORTHWEST CORNER FOR A CALLED 9.063 ACRE TRACT AS CONVEYED AND DESCRIBED TO DEBORAH ANN BAUER IN VOLUME 683, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS.

THENCE: S 04°15'46" E ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF THE 9.063 ACRE BAUER TRACT FOR A DISTANCE OF 2279.88 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE SOUTHEAST CORNER FOR THIS TRACT AND THE NORTHEAST CORNER FOR TRACT 5 OF THIS PARTITION.

THENCE: S 86°40'14" W THROUGH THE 62.00 ACRE DEBOSE TRACT AND ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH LINE OF TRACTS 2 THROUGH 5 OF THIS PARTITION FOR A DISTANCE OF 948.07 FEET TO THE WEST LINE OF THE SAID 82.00 ACRE DEBOSE TRACT AND THE EAST LINE OF A CALLED 10.80 ACRE TRACT AS CONVEYED AND DESCRIBED TO GRIMES COUNTY LAND CO., LLC IN DOCUMENT NUMBER 2022-324899 OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS AND A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE SOUTHWEST CORNER FOR THIS TRACT AND THE NORTHWEST CORNER FOR TRACT 2 OF THIS PARTITION.

THENCE: N 04°22'53" W ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF THE 10.80 ACRE GRIMES COUNTY LAND CO., LLC TRACT FOR A DISTANCE OF 433.55 FEET PASSING A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER FOR THE SAID 10.80 ACRE TRACT AND THE SOUTHEAST CORNER FOR A CALLED 10.01 ACRE TRACT AS CONVEYED AND DESCRIBED TO JON AND STEPHANEE ELLING IN DOCUMENT NUMBER 2022-324912 OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS AND CONTINUING, PASSING THE COMMON CORNER FOR THE SAID 10.01 ACRE ELLING TRACT AND THE 30.84 ACRE JANOTA TRACT FOR A TOTAL DISTANCE OF 2265.43 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 49.5518 ACRES OF LAND MORE OR LESS ACCORDING TO A SURVEY MADE ON THE GOUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723.



Keith Zimmerman

KEITH ZIMMERMAN, R.P.L.S. NO. 6723
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYORS NOTES:
BEARING SYSTEM IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.