

TRACT 2
METES AND BOUNDS DESCRIPTION
OF A 10.80 ACRES TRACT
OUT OF THE
JESSE GRIMES SURVEY, A-22
GRIMES COUNTY, TEXAS

Being a tract of land containing 10.80 acres, out of the Jesse Grimes Survey, A-22, located in Grimes County, Texas, also being out of a called 30.81 acres tract, owned by Sanjay Jasishankar Notakar and Katrina Bailey (Notakar/Bailey), as recorded in Volume 1684, Page 89 of the Grimes County Real Property Records (G.C.R.P.R.), the said 10.80 acres tract being the same tract of land as shown on the Plat of Survey, prepared by Carlomagno Surveying Inc., having the file name 22055.dwg and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for the southwest corner of the said Notakar/Bailey tract, also being the southwest corner of a 10.00 acres tract, called Tract 1 (Tract 1), as surveyed by Dante Carlomagno, RPLS 1562, on April 13, 2022, also being a northwest corner of a called 61.645 acres tract, now or formerly owned by Henry Debose (Debose), as recorded in Volume 72, Page 181 of the Grimes County Deed Records (G.C.D.R.), also being a point along the east right-of-way line of County Road 408 (CR 408), a various width right-of-way;

THENCE along the common line of the said Notakar/Bailey tract, the said Tract 1, and the right-of-way line of the said CR 408, North 00°00'00" East, a distance of 446.71 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the **PLACE OF BEGINNING** of this tract, also being the southwest corner of this tract, also being a point along the west boundary line of the said Notakar/Bailey tract, also being the northwest corner of the said Tract 1, also being a point along the east right-of-way line of the said CR 408;

THENCE along the common line of the said Notakar/Bailey tract and the right-of-way line of the said CR 408, North 00°00'00" East, a distance of 482.67 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the northwest corner of this tract, also being a point along the west boundary line of the said Notakar/Bailey tract, also being a point along the east right-of-way line of the said CR 408;

THENCE severing the said Notakar/Bailey tract, South 88°40'25" East, a distance of 975.43 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the northeast corner of this tract, also being a point along the east boundary line of the said Notakar/Bailey tract, also being a point along the west boundary line of the said Debose tract;

THENCE along the common line of the said Notakar/Bailey tract and the said Debose tract, South 00°00'10" West, a distance of 482.26 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southeast corner of this tract, also being a point along the east boundary line of the said Notakar/Bailey tract, also being a point along the west boundary line of the said Debose tract, also being the northeast corner of the said Tract 1;

THENCE severing the said Notakar/Bailey tract, also being along the common line of this tract and the said Tract 1, North 88°41'52" West, a distance of 975.40 feet to the **PLACE OF BEGINNING** containing 10.80 acres

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
22055-T2.doc
April 13, 2022

