



**FIELD NOTES DESCRIPTION
OF A
38.63 ACRE TRACT
IGNACIUS SIMMS LEAGUE SURVEY, ABSTRACT 53
GRIMES COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 38.63 ACRES LYING IN THE IGNACIUS SIMMS LEAGUE SURVEY, ABSTRACT 53, IN GRIMES COUNTY, TEXAS, BEING ALL OF A CALLED 38.63 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BEAUFORD CHAPMAN AND MELISA CHAPMAN RECORDED IN VOLUME 1493, PAGE 489 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (RPRGCT); SAID 38.63 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a rock found at a x-tie fence corner post in the south line of a called 22.357 acre tract of land described in a deed to Troy Price recorded in Volume 897, Page 306 (RPRGCT), at the northeast corner of a called 4.99 acre tract of land described in a deed as 'Tract 3' to Nicholas Meza and Francisca Meza recorded in Volume 1383, Page 131 (RPRGCT), for the northwest corner of said Chapman tract and the northwest corner hereof;

THENCE, with the common line of said Chapman tract and said Price tract, **S 82° 18' 16" E**, a distance of **1,208.70 feet** to a x-tie fence post found at the northwest corner of a called 5.01 acre tract of land described in a deed to Waldon Chapman and Melisa Chapman recorded in Volume 1577, Page 636 (RPRGCT), for the northeast corner of said Chapman 38.63 acre tract and the northeast corner hereof, from which a 5/8 inch iron rod with plastic cap stamped 'RPLS 2972' found bears **S 58° 57' 42" E** a distance of 0.82 feet;


THENCE, with the east line of said Chapman 38.63 acre tract, **S 07° 33' 11" W**, at a distance of 1,076.10 feet passing a 5/8 inch iron rod with plastic cap stamped 'RPLS 2972' found on line for the southwest corner of said Chapman 5.01 acre tract, same being the northwest corner of a called 2.052 acre tract of land described in a deed to American Investment Group, LLC recorded in Document No. 2025/349501 of the Official Records of Grimes County, Texas (ORGCT), at a distance of 1,206.47 feet passing a 5/8 inch iron rod found 0.69 feet east of line at a westerly corner of said American tract, and continuing with the east line of said Chapman 38.63 acre tract, for a total distance of **1,221.28 feet** to a 3/8 inch iron pipe in concrete found for the north corner of a called 1875 square foot tract of land described in a deed to Inez Nichols recorded in Volume 568, Page 479 (RPRGCT), same being and easterly corner of said Chapman 38.63 acre tract, for an easterly corner hereof;

THENCE, with the common line of said Chapman 38.63 acre tract and said Nichols tract, **S 06° 07' 13" W**, a distance of **163.40 feet** to point for corner lying near the center of County Road 115 (CR 115, right-of-way appears prescriptive in nature), same being the north line of a called 54.8 acre tract of land described in a deed to Blake P. Fitzgerald recorded in Document No. 2022/329654 (ORGCT), for the southeast corner of said Chapman 38.63 acre tract and the southeast corner hereof;

THENCE, with the common line of said Chapman 38.63 acre tract and said Fitzgerald tract, along the center of said CR 115, **N 82° 25' 38" W**, a distance of **1,223.13 feet** to point for corner lying near the center of said CR 115, at the southeast corner of a called 5.34 acre tract of land described in a deed as 'Tract 1' to Nicholas Meza and Francisca Meza recorded in said Volume 1383, Page 131 (RPRGCT), for the southwest corner of said Chapman 38.63 acre tract and the southwest corner hereof;

THENCE, with the west line of said Chapman 38.63 acre tract, **N 07° 58' 50" E**, at a distance of 381.60 feet passing a 5/8 inch iron rod found 0.79 feet west of line, at the northeast corner of said 'Tract 1', same being the southeast corner of a called 5.00 acre tract of land described in a deed as 'Tract 2' to Nicholas Meza and Francisca Meza recorded in said Volume 1383, Page 131 (RPRGCT), at a distance of 891.63 feet passing a 5/8 inch iron rod found 0.28 feet west of line, at the northeast corner of said 'Tract 2', same being the southeast corner of said 'Tract 3', and continuing for a total distance of **1,387.25 feet** to the **POINT OF BEGINNING** hereof and containing **38.63 acres**, more or less.

Surveyed on the ground October 2025 under my supervision. See plat prepared November 2025 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00012268050678 (calculated using GEOID12B). Reference drawing: 25-1333-SLS.


David Powell Brister

11/21/25

Registered Professional Land Surveyor No. 6537



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