

DECEMBER 19, 2024

METES AND BOUNDS DESCRIPTION
OF A 5.190 ACRES, (MEASURED) IN THE
CYRUS CAMPBELL SURVEY,
A-11 GRIMES COUNTY, TEXAS
COMMONLY KNOWN AS LOT 57
OF THE 2620 ESTATES SUBDIVISION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 5.190 ACRES (MEASURED) IN THE CYRUS CAMPBELL SURVEY, A-11, GRIMES COUNTY, TEXAS, BEING COMMONLY REFERRED TO AS LOT 57 OF THE 2620 ESTATES SUBDIVISION, AN UNRECORDED SUBDIVISION IN GRIMES COUNTY, TEXAS AND FURTHER DESCRIBED IN A DEED TO ERNEST BOERLIN AND WIFE ELIZABETH BOERLIN, RECORDED IN VOLUME 1670, PAGE 828 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.)

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE OCCUPIED WEST RIGHT OF WAY, (R.O.W.) LINE OF COUNTY ROAD 227 MARKING THE SOUTHEAST CORNER OF A 5.20 ACRE TRACT COMMONLY KNOWN AS LOT 56 OF SAID 2620 ESTATES SUBDIVISION AND DESCRIBED IN A DEED TO JERRY L. MARTIN, RECORDED IN VOLUME 1750, PAGE 726 OF THE R.P.R.G.C.T. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LOT 57;

THENCE: S 06°01'02" E, ALONG THE WEST R.O.W. OF CR 227 WITH THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF **314.80 FEET** TO A 3/4 INCH IRON ROD FOUND MARKING THE INTERSECTION OF THE WEST R.O.W. LINE OF CR 227 AND THE OCCUPIED NORTH R.O.W. LINE OF COUNTY ROAD 229, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT 57;

THENCE: S 67°10'49" W, ALONG THE NORTH R.O.W. LINE OF CR 229 FOR A DISTANCE OF **723.64 FEET** TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 8.00 ACRE TRACT COMMONLY KNOWN AS LOT 58 OF SAID SUBDIVISION AND DESCRIBED IN A DEED TO TERESA LEWIS RECORDED IN VOLUME 1515, PAGE 573 OF THE RP.R.G.C.T. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 22°56'12" W, ALONG THE EAST BOUNDARY LINE OF SAID LEWIS LOT 58 FOR A DISTANCE OF **287.12 FEET** TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED MARTIN LOT 56 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 57;

THENCE: N 66°10'46" E, ALONG THE SOUTH LINE OF SAID MARTIN LOT 56 FOR A DISTANCE OF **815.35 FEET** TO THE POINT OF BEGINNING CONTAINING IN ALL **5.190 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN DECEMBER OF 2024.

BEARINGS REFERENCED HEREIN ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



R.H. Bonds