

METES AND BOUNDS DESCRIPTION
of a
10.000 Acre Tract
Jacob Hayes Survey, A-27, Grimes County, Texas
September 6, 2022

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Jacob Hayes Survey, Abstract No. 27, being a part of a called 28.346 acre tract as described in a General Warranty Deed with Vendor's Lien from Jeannie Ann Rodgers to Thomas A. Murray, et ux, dated March 2, 2018, of record in Volume 1682, Page 80 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

BEGINNING at a found ½ inch iron rod, 6.1 ft. North of a barbed wire fence line in the South margin of Grimes County Road 215 (1226/208), for the Southeast corner of the called 28.346 acre tract mentioned above, the Southerly corner of a called 10.00 acre tract as described in a Deed to Larry J. Pasket, Sr., et ux (1709/398) and same being in a North line of a called 123.33 acre tract as described in a Deed to John Hutchinson (2022-326333);

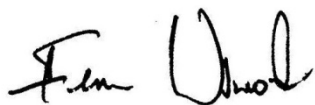
THENCE S 83°56'08" W, 506.95 ft., along the South margin of Grimes County Road 215, along a portion of the called 28.346 acre tract mentioned above and a portion of a North line of said 123.33 acre Hutchinson tract (2022-326333) to a Point for the Southwest corner of the tract of land herein described, from which a set 5/8 inch iron rod in the fenced and North margin of said Road for reference brs. N 03°15'46" W, 41.00 ft. and a found 3/8 inch iron rod for the Southwest corner of said 28.346 acre tract brs. S 83°56'08" W, 494.27 ft.;

THENCE N 03°15'46" W, 875.14 ft., crossing over Grimes County Road 215 and into the called 28.346 acre tract mentioned above to a set 5/8 inch iron rod for the Northwest corner of the tract of land herein described;

THENCE N 87°17'40" E, 506.37 ft., along the North line of the tract of land herein described to a set 5/8 inch iron rod for the Northeast corner thereof in the fenced and East line of the called 28.346 acre tract mentioned above and in the West line of said 10.00 acre Pasket tract (1709/398), from which a found ½ inch iron rod, at the West base of a 3 inch iron pipe fence corner post, for the Northwest corner of said 10.00 acre Pasket tract brs. N 03°15'46" W, 162.07 ft.;

THENCE S 03°15'46" E, 845.43 ft., along a portion of the West line of said 10.00 acre Pasket tract (1709/398) and a portion of the East line of the called 28.346 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 10.000 acres of land.

BASIS OF BEARINGS: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 913 559 62.



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Job #: 2022-08-25-01

