

JULY 9, 2026

METES AND BOUNDS DESCRIPTION
OF A 10.00 ACRE TRACT IN THE
JOHN LANDRUM SURVEY, A-35
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.00 ACRES IN THE JOHN LANDRUM SURVEY, A-35, GRIMES COUNTY, TEXAS, BEING THE SAME DESCRIBED IN A DEED TO PATRICK S. CAMPBELL, RECORDED IN VOLUME 1159 PAGE 266 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (R.P.R.G.C.T.);

BEGINNING AT ½ INCH IRON ROD SET ON THE OCCUPIED SOUTH RIGHT OF WAY, (R.O.W.) LINE OF COUNTY ROAD 313, (GRAVEL), MARKING THE NORTHEAST CORNER OF A CALLED 2.71 ACRE TRACT DESCRIBED IN A DEED TO CATHY ARDEN RECORDED IN VOLUME 1745, PAGE 554 OF THE R.P.R.G.C.T. AND THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE: S 16°12'08" E, ALONG THE WEST LINE OF SAID ARDEN TRACT, AT 694.87 PASS A ½ INCH IRON ROD SET FOR REFERENCE, CONTINUING FOR A **TOTAL DISTANCE OF 1163.80 FEET** TO A POINT IN THE CENTER OF A CREEK ON THE NORTH LINE OF A CALLED 400.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARY W. KUBIAK RECORDED IN VOLUME 1454, PAGE 41 OF THE R.P.R.G.C.T., MARKING THE SOUTHWEST CORNER OF SAID ARDEN TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE COMMON BOUNDARY LINE OF SAID KUBIAK TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT FOLLOWING THE CENTER OF SAID CREEK, FOR THE FOLLOWING CALLS TO A POINT IN CREEK;

- **S 37°03'52" W**, FOR A DISTANCE OF **68.52 FEET** TO A POINT;
- **S 85°03'28" W**, FOR A DISTANCE OF **125.00 FEET** TO A POINT;
- **S 60°03'44" W**, FOR A DISTANCE OF **171.39 FEET** TO A POINT;
- **N 77°11'22" W**, FOR A DISTANCE OF **56.39 FEET** TO A POINT;
- **N 46°26'27" W**, FOR A DISTANCE OF **148.32 FEET** TO A POINT IN SAID CREEK, MARKING THE SOUTH EAST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM MITCHELL EVANS RECORDED IN VOLUME 1358, PAGE 175 OF THE R.P.R.G.C.T. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 03°57'06" W, ALONG THE EAST LINE OF SAID EVANS TRACT, AT 64.19 FT. PASS A 5/8 INCH IRON ROD SET FOR REFERENCE, CONTINUING FOR A **TOTAL DISTANCE OF 1126.79 FEET** TO A 5/8 INCH IRON ROD SET ON THE SOUTH R.O.W. OF SAID COUNTY ROAD 313, MARKING THE NORTHEAST CORNER OF SAID EVANS TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTH R.O.W. OF SAID CR 313 AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS;

- **N 85°12'10" E**, FOR A DISTANCE OF **74.78 FEET** TO A 5/8 INCH IRON ROD SET;
- **N 81°24'03" E**, FOR A DISTANCE OF **156.99 FEET** TO **THE POINT OF BEGINNING** CONTAINING IN ALL **10.00 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JULY OF 2026.

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



DISTANCES ARE GROUND MEASUREMENTS