

METES AND BOUNDS DESCRIPTION

of a

49.32 Acre Tract**James Tuttle Survey, A-448****Grimes County, Texas****November 7, 2018**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the James Tuttle Survey, Abstract No. 448, being a part of a called 49.5 acre tract, more or less, as described in a Partition Deed between Margie Falco Walden, et vir, et al to Margie Falco Walden, et vir, dated December 29, 2008, of record in Volume 1289, Page 764 of the Deed Records of Grimes County, Texas and more fully described as follows:

BEGINNING at the Northeast corner of the called 49.5 acre tract mentioned above, the Southeast corner of a called 2 acre tract, more or less, as described in a Deed to Francisca Hughes (1552/847), in the centerline of FM Highway 244 and same being the Northeast corner of the tract of land herein described, from which a set 5/8 inch iron rod, at the Easterly base of an 8 inch treated fence corner post, for reference brs. S 85°52'24"W, 49.75 ft.;

THENCE S 42°06'46" E, 323.33 ft., along the centerline of FM Highway 244 and an East line of the called 49.5 acre tract mentioned above to its Easterly Southeast corner and same being the Northerly corner of a called 0.87 acre tract as described in a Deed to Linda Kolbachinski Hughes (1055/320), from which a set cotton spindle in the East side of a 14 inch tree and 1.8 ft. Easterly from an 8 inch treated fence corner post for reference, brs. S 61°23'14"W, 40.16 ft.;

THENCE S 61°23'14" W, 1,529.09 ft., along a fenced and Southeast line of the called 49.5 acre tract mentioned above, the Northwest line of said 0.87 acre Hughes tract (1055/320) and a Northwest line of a called 15.59 acre tract as described in a Deed to Stacy Hughes Harmon (1683/794) to a point for its Northerly Northwest corner and same being an interior corner of said 49.5 acre tract, from which a found 1/2 inch iron rod with cap "SM KLING RPLS 2003" and tied to the Northerly side of an 8 inch treated fence corner post for reference brs. S 08°36'46" E, 0.45 ft.;

THENCE S 08°36'46" E, 1,252.78 ft., along a fenced and East line of the called 49.5 acre tract mentioned above and a West line of said 15.59 acre Harmon tract (1683/794) to a found 1/2 inch iron rod with cap "SM KLING RPLS 2003" at the Southeast side of an 8 inch treated fence corner post for one of its interior corners and the Southerly Southeast corner of said 49.5 acre tract;

THENCE S 81°23'14" W, 277.78 ft., along a fenced and South line of the called 49.5 acre tract mentioned above and a North line of said 15.59 acre Harmon tract (1683/794) to a found 1/2 inch iron rod in concrete, at the Easterly base of an 8 inch treated fence corner post and in the centerline of a creek, for its Westerly Northwest corner, a South corner of said 49.5 acre tract and same being in an East line of a called 120 acre tract as described in a Deed to Elizabeth Ciesielski Enlow, et al (300/697);

THENCE along the Easterly lines of said 120 acre Enlow tract (300/697), the Westerly lines of the called 49.5 acre tract mentioned above and the existing centerline of said creek as follows:

- 1) N 82°08'21" W, 57.66 ft.,
- 2) N 72°58'42" W, 75.15 ft., to a found 8 inch treated fence angle post,
- 3) N 46°39'23" W, 76.57 ft.,
- 4) N 31°51'25" W, 69.43 ft.,
- 5) N 18°34'08" E, 50.65 ft.,
- 6) N 47°16'28" E, 62.39 ft., to a found 8 inch treated fence angle post,
- 7) N 16°52'27" E, 77.58 ft.,
- 8) N 03°31'55" E, 47.30 ft.,
- 9) N 15°41'36" W, 26.17 ft.,
- 10) N 50°56'16" W, 90.55 ft.,
- 11) N 60°58'06" W, 105.28 ft.,
- 12) N 54°43'11" W, 280.43 ft.,
- 13) N 48°02'20" W, 85.94 ft.,
- 14) N 18°17'39" W, 43.30 ft.,
- 15) N 04°30'28" E, 60.57 ft.,
- 16) N 18°13'40" E, 68.10 ft.,
- 17) N 36°39'38" E, 52.41 ft.,

- 18) N 38°35'41" E, 86.39 ft.,
 19) N 02°04'35" E, 69.42 ft.,
 20) N 31°28'36" W, 73.46 ft.,
 21) N 21°27'35" W, 70.10 ft.,
 22) N 06°45'16" W, 63.11 ft.,
 23) N 20°57'30" W, 59.14 ft.,
 24) N 53°45'47" W, 114.80 ft.,
 25) N 01°50'02" W, 78.08 ft.,
 26) N 12°55'58" W, 46.15 ft.,
 27) N 37°16'48" W, 132.93 ft.,
 28) N 12°59'14" W, 25.76 ft.,
 29) N 09°02'40" E, 32.97 ft.,
 30) N 18°30'53" E, 153.99 ft.,
 31) N 20°05'59" E, 127.42 ft.,
 32) N 38°32'08" E, 91.68 ft.,
 33) N 36°03'52" E, 92.46 ft.,
 34) N 73°17'19" E, 41.92 ft.,
 35) N 63°41'39" E, 64.03 ft.,
 36) N 07°32'10" E, 25.01 ft. and
 37) N 03°02'28" W, 18.38 ft., to a point for the Northwest corner of the tract of land herein described, the Northwest corner of the called 49.5 acre tract mentioned above, the Northeast corner of said 120 acre Enlow tract (300/697) and same being in a South line of a called 50.25 acre tract as described in a Deed to the Texas Municipal Power Agency (TMPA) (653/101), from which a found 1/2 inch iron rod with cap "SM KLING RPLS 2003" at the Northerly base of an 8 inch treated fence corner post on the West side of said creek brs. S 86°23'04" W, 45.63 ft. and another 5/8 inch iron rod for a Southwest corner of said 50.25 acre TMPA tract brs. S 86°23'04" W, 1,240.56 ft.;

THENCE N 86°23'04" E, 221.54 ft., along the generally fenced and North line of the called 49.5 acre tract mentioned above and the South line of said 50.25 acre TMPA tract (653/101) to a found 1/2 inch iron rod, with cap "SM KLING RPLS 2003" 2.2 ft. North of an 8 inch treated fence corner post, for its Southeast corner and the Southwest corner of a called 6 acre tract as described in a Deed to Billy Kolbachinski (376/207), from which a found sandstone rock in concrete and at the base of an 8 inch treated fence corner post for an Easterly corner of said TMPA tract brs. N 03°07'47" W, 1,211.00 ft.;

THENCE N 86°56'46" E, 544.77 ft., along the generally fenced and South line of said 6 acre Kolbachinski tract (376/207) to a found 3/8 inch iron rod, at the Southwesterly base of a x-tie fence corner post, for its Southeast corner and the Southwest corner of a called 3.25 acre tract as described in a Deed to Marvinee Kolbachinski Hare (376/211);

THENCE N 86°18'31" E, 500.00 ft., along the evidence of an old fence line in a newer fence along the South line of said 3.25 acre Hare tract (376/211) to a set 5/8 inch iron rod, 1.5 ft. Southwest of an 8 inch treated fence corner post, for its Southeast corner and the Southwest corner of said 2 acre Hughes tract (1552/847);

THENCE N 85°52'24" E, 421.12 ft., along said old fence line evidence in a newer fence along the South line of said 2 acre Hughes tract (1552/847) to the **TRUE PLACE OF BEGINNING** and containing 49.32 acres of land.

Basis of Bearings: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network.



Steven M. Wisnoski 11/07/2018
 Registered Professional Land Surveyor
 State of Texas No. 6006
 Job #: 2018-09-21-01