

METES AND BOUNDS DESCRIPTION

of a

28.03 Acre Tract**Thomas W. Garrett Survey, A-235, Thomas Gilmore Survey, A-221, Grimes County, Texas
February 23, 2021**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Thomas W. Garrett Survey, Abstract No. 235, the Thomas Gilmore Survey, Abstract No. 221, being all of a called 1.176 acre tract as described in a General Warranty Deed from Daryl Keith Wilson, et al to Meaux Hassell LLC, dated February 2, 2021, of record in Doc. #: 2021-313867 of the Real Property Records of Grimes County, Texas, being all of the called 23 acre tract (Block 7), more or less, as described in a Constable's Deed from John Lee Brooks, et al to Meaux Hassell LLC, dated April 4, 2017, of record in Volume 1645, Page 483 of the Real Property Records of Grimes County, Texas, being all of a called 4.00 acre tract as described in a General Warranty Deed from Troy Tep, et ux to Meaux Hassell LLC, dated February 10, 2021, of record in Doc. #: 2021-313995 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 1/2 inch iron rod, 10.9 ft. West of a x-tie fence corner post, for the Northerly Northwest corner of Block 7 mentioned above, an interior corner of Block 6 (186/87), the Southwest corner of a called 22.6 acre tract as described in Field Notes (283/669), in the East line of a called 48.16 acre tract as described by Field Notes (283/669) and same being the Southwest corner of the called 1.176 acre tract mentioned above;

THENCE N 02°52'14" W, 120.00 ft., along a portion of the East line of said 48.16 acre tract (283/669) and the West line of the called 1.176 acre tract mentioned above to a found 5/8 inch iron rod for the Northwest corner thereof and the Southwest corner of the residue of said 22.6 acre tract (283/669);

THENCE N 86°45'46" E, 426.89 ft., along the North line of said 1.176 acre tract mentioned above to a found 5/8 inch iron rod for the Northeast corner thereof, the Southeast corner of the residue of said 22.6 acre tract (283/669) and same being in the generally fenced and West margin of Grimes County Road 232A (1226/208);

THENCE S 02°45'57" E, 120.00 ft., along the generally fenced and West margin of Grimes County Road 232A and the East line of the called 1.176 acre tract mentioned above to a found 5/8 inch iron rod, 2.0 ft. Southwest of a x-tie fence corner post, for the Southeast corner thereof and same being a Northerly corner of Block 8, called 23 acres, as described in a Deed to Narren Wilson Edwards (186/87), from which a found 4 inch iron pipe with flange projecting 28 inches and 3.2 ft. Southwest of a 6 inch treated fence corner post for the Northeast corner of Block 8 brs. S 89°42'11" E, 284.14 ft.;

THENCE S 86°45'46" W, 227.66 ft., along a portion of the partly and generally fenced South line of the called 1.176 acre tract mentioned above and a Northerly line of Block 8 (186/87) to a set 5/8 inch iron rod for the Northwest corner thereof and same being the Northeast corner of Block 7 mentioned above;

THENCE S 02°52'14" E, along the West line of Block 8 (186/87), the East line of Block 7 mentioned above and **PASSING** at 2,015 ft. the centerline of Flag Tail Creek and continuing for a **TOTAL DISTANCE** of 2,056.82 ft. to set 5/8 inch iron rod for the Southeast corner of Block 7 and same being in the North line of First Tract, called 87 acres, as described in a Deed to T.J. Haynie (153/304);

THENCE S 87°05'30" W, along a portion of the North line of said 87 acre Haynie tract (153/304), the South line of Block 7 mentioned above and **PASSING** at 729 ft. the centerline of Flag Tail Creek and continuing for a **TOTAL DISTANCE** of 811.00 ft. to a set 5/8 inch iron rod, 7.7 ft. South of a newer barbed wire fence line, for the Southwest corner of Block 7 and the Southeast corner of Block 5 as described in a Deed to Alice Wilson Stewart (186/87), from which a found 1/2 inch iron rod for the called Southeast corner of Block 2 as described in a Deed to Bruno J. Maciejewski, et ux (1393/569) brs. S 87°05'30" W, 873.75 ft.;


THENCE N 02°52'14" W, generally parallel to and 12.3 ft. West of the evidence of an old barbed wire fence line, along a portion of the East line of Block 5 (186/87), a West line of Block 7 mentioned above and **PASSING** at 960.03 ft. a set 5/8 inch iron rod, 9.4 ft. Southwest of an 6 inch treated fence corner post, for the Westerly Northwest corner thereof, the apparent Southwest corner of the called 4.00 acre tract mentioned above, from which a found 1/2 inch iron rod for the apparent Southwest corner of the T.W. Garrett Survey, A-234, the apparent Northwest corner of the Thomas Gilmore Survey, A-221 and the Southwest corner of a called 28.56 acre tract as described in a Deed to Bruno J. Maciejewski, et ux (283/690) brs. S 87°17'51" W, 1,714.61 ft. and continuing along the apparent West line of said 4.00 acre tract for a **TOTAL DISTANCE** of 1,247.49 ft. to a set 5/8 inch iron rod, in the evidence of an old barbed wire fence line, for the apparent Northwest corner thereof and same being in the South line of said 48.16 acre tract (283/669), from which a found 1/2 inch iron rod, 16.7 ft. Southwest of an 8 inch treated fence corner post, for the Southwest corner of said 48.16 acre tract brs. S 87°54'51" W, 103.34 ft.;

THENCE N 87°54'51" E, 611.94 ft., along a portion of the generally fenced and South line of said 48.16 acre tract (283/669) and the apparent North line of the called 4.00 acre tract mentioned above to a found 1/2 inch iron rod, 2.9 ft. West of a x-tie fence corner post, for the apparent Northeast corner thereof, the Southeast corner of said 48.16 acre tract and same being in a West line of Block 7 mentioned above, from which a set 5/8 inch iron rod for the apparent Southeast corner of said 4.00 acre tract brs. S 02°51'57" E, 280.88 ft.;

THENCE N 02°52'14" W, 816.96 ft., along a portion of a West line of Block 7 mentioned above, a portion of the East line of said 48.16 acre tract (283/669) and continuing along a generally fenced and East line thereof to the **PLACE OF BEGINNING** and containing 28.03 acres of land.

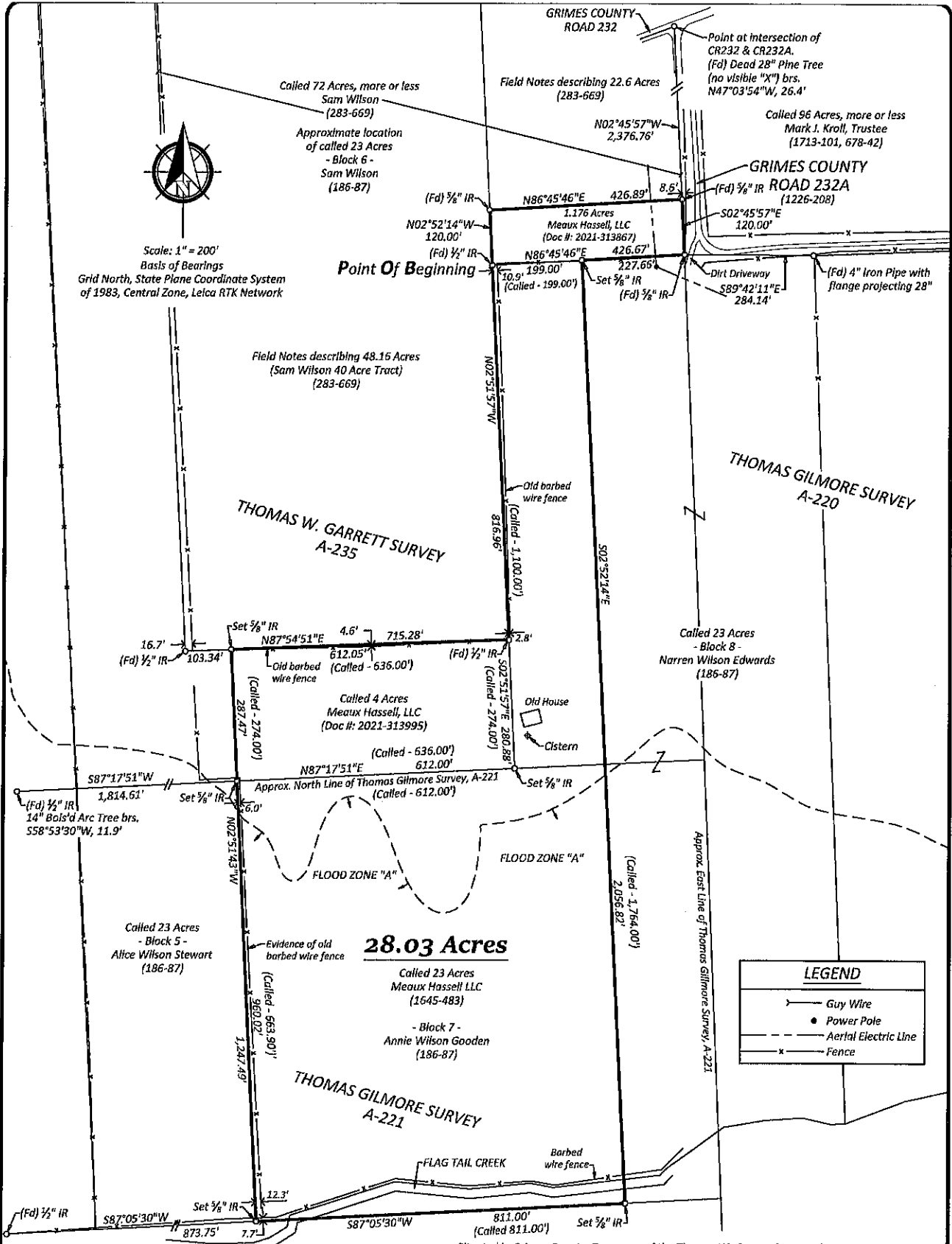
BASIS OF BEARINGS

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


Steven M. Wisnoski 02-23-2021
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2020-12-18-01



Scale: 1" = 200'
Basis of Bearings
Grid North, State Plane Coordinate System
of 1983, Central Zone, Lelca RTK Network



28.03 Acres

Called 23 Acres
Meaux Hassell LLC
(1645-483)
- Block 7 -
Annie Wilson Gooden
(186-87)

LEGEND	
	Guy Wire
	Power Pole
	Aerial Electric Line
	Fence

Owner of Property: Meaux Hassell LLC

I, Steven M. Wisnoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

Steven M. Wisnoski

Steven M. Wisnoski Date: February 23, 2021
R.P.L.S. 6006



Wisnoski Land Surveying LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100
TBPELS Firm #: 10085300 ©

Job #: 2020-12-18-01

Situated in Grimes County, Texas, out of the Thomas W. Garrett Survey, Abstract No. 235, the Thomas Gilmore Survey, Abstract No. 221, being all of a called 1.176 acre tract as described in a General Warranty Deed from Daryl Keith Wilson, et al to Meaux Hassell LLC, dated February 2, 2021, of record in Doc. #: 2021-313867 of the Real Property Records of Grimes County, Texas, being all of the called 23 acre tract (Block 7), more or less, as described in a Constable's Deed from John Lee Brooks, et al to Meaux Hassell LLC, dated April 4, 2017, of record in Volume 1645, Page 483 of the Real Property Records of Grimes County, Texas & being all of a called 4.00 acre tract as described in a General Warranty Deed from Troy Tep, et ux to Meaux Hassell LLC, dated February 10, 2021, of record in Doc. #: 2021-313995 of the Real Property Records of Grimes County, Texas.

- NOTES:
- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
 - 2) The digital signature and seal affixed hereon are valid for 45 days from the date signed. Declaration is made to the original purchaser of this survey, Meaux Hassell LLC. It is not transferable to additional institutions or subsequent owners.
 - 3) © 2021 by Wisnoski Land Surveying LLC. All Rights Reserved.
 - 4) A portion of the subject tract appears to be located within Zone "A" of FEMA's FIRM No. 48185C 0300C with an effective date of April 3, 2012 and Zone "A" as shown hereon was scaled from said map.
 - 5) IR = Iron Rod. All property corners are set 3/8" Inch iron rods, unless noted.