

MAY 18, 2021

METES AND BOUNDS DESCRIPTION
OF A 2.378 ACRE TRACT IN THE
NANCY ANDERSON SURVEY, A-72
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.378 ACRES OF LAND IN THE NANCY ANDERSON SURVEY, A-72, GRIMES COUNTY, TEXAS, BEING ALL OF A CALLED 2.101 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRY DIAN SNOOK CROUCH, RECORDED IN VOLUME 664, PAGE 511 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.), AND A 0.277 ACRE TRACT OUT OF A CALLED 42.136 ACRE TRACT OF LAND DESCRIBED IN A GIFT DEED TO LARRY SNOOK, RECORDED IN VOLUME 662, PAGE 718 OF THE R.P.R.G.C.T., SAID TRACT FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT 12 INCH CORNER POST FOUND MARKING AN INTERIOR CORNER OF SAID SNOOK 42.136 ACRE TRACT AND THE WEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE: N 20°37'28" E, FOR A DISTANCE OF **310.00 FEET** TO A CEDAR POST FOUND ON THE SOUTHWEST LINE OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM CARTER, RECORDED IN VOLUME 413, PAGE 714 OF THE R.P.R.G.C.T., A NORTHEASTERLY CORNER OF SAID SNOOK 42.136 ACRE TRACT AND THE NORTH CORNER OF SAID TERRY SNOOK TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE: S 46°33'14" E, ALONG SAID CARTER SOUTHWEST LINE, AT 390.38 FT., PASS A ½ INCH IRON ROD SET FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF **403.68 FEET** TO A CALCULATED CORNER IN COUNTY ROAD 159, MARKING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 15°51'06" W, ALONG AND THROUGH SAID COUNTY ROAD 159, PASSING THE SOUTH CORNER OF SAID 2.101 ACRE TRACT AND AN EASTERLY CORNER OF THE 42.136 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF **197.87 FEET** TO A POINT ON THE SOUTHEAST LINE OF SAID 42.136 ACRE TRACT FROM WHICH A CEDAR FENCE POST BEARS: N 69°44'19' W, 13.30 FT., MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ACROSS AND THROUGH SAID SNOOK 42.136 ACRE TRACT, WITH THE SOUTHERN LINE OF THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS;

- **N 69°44'19" W**, AT 13.30 FEET PASS A CEDAR POST FENCE INTERSECTION, CONTINUING ALONG SAID FENCE FOR A DISTANCE OF **149.76 FEET** TO A CEDAR FENCE POST AT AN ANGLE POINT;
- **N 67°42'47" W**, FOR A DISTANCE OF **238.89 FEET** TO ½ INCH IRON ROD SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 20°37'28" E, ACROSS AND THROUGH SAID SNOOK TRACT FOR A DISTANCE OF **37.77 FEET** TO **THE POINT OF BEGINNING** CONTAINING IN ALL **2.378 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN MAY OF 2021.

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