

## METES AND BOUNDS DESCRIPTION

of a  
60.95 Acre Tract  
John Stokley Survey, A-413  
Grimes County, Texas  
December 10, 2015

All that certain tract of parcel of land lying and being situated in Grimes County, Texas, out of John Stokley Survey, Abstract No. 413, being all of a called 6 and 4110/4840 acre tract and a part of a called 181 acre tract as described in a Special Warranty Deed from Sharon Barrett Williams, Second Successor Trustee, to Terry Lee Barrett, Frank Bradley Barrett and Sharon Ann Barrett Williams, dated December 17, 2012, of record in Volume 1444, Page 752 of the Real Property Records of Grimes County, Texas and more fully described as follows:

**BEGINNING** at a found 3/8 inch iron rod, 2.4 ft. Westerly from a Post Oak Tree fence corner, for the Northwest corner of the called 181 acre tract mentioned above, the Southwest corner of a called 269.72 acre tract as described in a Deed to David T. Moore, et ux (1488/697), an Easterly angle point of a called 121.02 acre tract as described in a Deed to Kenneth P. Gurrola (1445/524) and same being the Northwest corner of the tract of land herein described;

THENCE S 82°44'40" E, 3,517.31 ft., along the generally fenced South line of said 269.72 acre Moore tract (1488/697) and the North line of the called 181 acre tract mentioned above to a found ½ inch iron rod, near the Northerly side of a 7 inch cedar fence corner post, for the Southwest corner of the called 6 & 4110/4840 acre tract mentioned above and the Southerly Southeast corner of said 269.72 acre Moore tract;

THENCE N 32°06'21" E, 778.58 ft., along the fenced and common lines of said 269.72 acre Moore tract (1488/697) and the 6 & 4110/4840 acre tract mentioned above to a found 3/8 inch iron rod, at the base of an 8 inch cedar fence corner post, for its Northwest corner and an interior corner of said 269.72 acre Moore tract;

THENCE N 74°54'47" E, 139.74 ft., along the fenced and common lines of said 269.72 acre Moore tract (1488/697) and the 6 & 4110/4840 acre tract mentioned above to its Northeast corner in the West ROW line of FM Highway 2620 (100 ft. ROW), from which a found 3/8 inch iron rod near the base of a 4 inch iron pipe fence corner post brs. S 74°54'47" W, 0.59 ft.;

THENCE S 01°17'30" E, 860.16 ft., along the fenced and East lines of the called 6 & 4100/4840 acre and the 181 acre tracts mentioned above and the West ROW line of FM Highway 2620 to a concrete ROW monument lying on its side (I reset it) for the PC of a counterclockwise curve;

THENCE along the fenced and common lines of the called 181 acre tract mentioned above and the West ROW line of FM Highway 2620 and said counterclockwise curve having a radius of 2,914.79 ft., an arc length of 482.02 ft. and a chord of S 06°01'45" E, 481.47 ft. to a found concrete ROW monument for the PT of said curve;

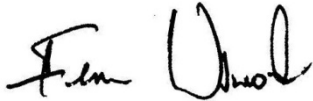
THENCE S 09°57'33" E, 35.49 ft., along the fenced and common lines of the called 181 acre tract mentioned above and the West ROW line of FM Highway 2620 to a set ½ inch iron rod for the Southeast corner of the tract of land herein described, from which a found concrete ROW monument brs. S 09°57'33" E, 168.56 ft.;

THENCE N 82°21'23" W, 4,227.66 ft., crossing over the called 181 acre tract mentioned above and along the South line of the tract of land herein described to a set ½ inch iron rod, in a barbed wire fence line, for its Southwest corner, in the West line of said 181 acre tract and an East line of said 121.02 acre Gurrola tract (1445/524);

THENCE N 07°44'41" E, 564.85 ft., along the fenced and East line of said 121.02 acre Gurrola tract (1445/524) and the West line of the called 181 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 60.95 acres of land.

**BASIS OF BEARINGS**

Grid North, State Plane Coordinate System of 1983, Central Zone



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Steven M. Wisnoski 12-10-2015  
Registered Professional Land Surveyor  
State of Texas No. 6006  
Job #: 2015-11-30-01

