

METES AND BOUNDS DESCRIPTION OF A 6.4110 ACRE TRACT

A TRACT OR PARCEL OF LAND CONTAINING 6.4110 ACRE OR 279,263.81 SQUARE FEET OF LAND OUT OF A CALLED 7.05 ACRE TRACT CONVEYED TO JEANNE M. APOSTOLO IN DEED RECORDED IN VOLUME 1161, PAGE 62 OF THE GRIMES COUNTY DEED RECORDS IN THE JOHN HARRIS SURVEY, ABSTRACT 26, GRIMES COUNTY, TEXAS, SAID 6.4110 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod found at the Northwest corner of the herein described 6.4110 acre tract, the Northwest corner of the original called 7.05 acre tract recorded in Volume 1661, Page 62 of the Grimes County Deed Records, and the Southwest corner of a 1.152 acre tract conveyed to Virginia M. Shanks recorded in Volume 1371, Page 433 of the Grimes County Deed Records in the East right-of-way line of County Road No. 179 (60 ft. in width);

THENCE North 66 degrees 48 minutes 35 seconds East with the Northwesterly boundary line of the herein described tract a distance of 229.74 ft. (called North 69 degrees 24 minutes 00 seconds East a distance of 229.80 ft.) to a 3/8 inch iron rod found at the Southeast corner of said 1.152 acre tract in the Westerly boundary line of a 5.303 acre tract conveyed to Katherine F. Watson and Thomas D. Norton recorded in Volume 702, Page 37 of the Grimes County Deed Records;

THENCE South 16 degrees 09 minutes 06 seconds East with the West boundary line of said 5.303 acre tract a distance of 162.93 ft. (called South 13 degrees 21 minutes 00 seconds East a distance of 162.70 ft.) to a 3/8 inch iron rod found marking a re-entrant corner of the herein described tract and the Southwest corner of said 5.303 acre tract;

THENCE North 73 degrees 44 minutes 41 seconds East with the Southeast boundary line of said 5.303 acre tract a distance of 584.28 ft. (called North 76 degrees 26 minutes 00 seconds East a distance of 584.33 ft.) to a 3/8 inch iron rod found at the Northeast corner of the herein described tract, the Southeast corner of said 5.303 acre tract and in the West boundary line of a 20.00 acre tract conveyed to Floyd and Agatha L. Busa recorded in Volume 1005, Page 758 of the Grimes County Deed Records;

THENCE South 22 degrees 08 minutes 28 seconds East with the West boundary line of said 20.00 acre tract a distance of 349.36 ft. (called South 19 degrees 27 minutes 00 seconds East a distance of 349.79 ft.) to a 3/8 inch iron rod found marking the Southeast corner of the herein described tract, the Southwest corner of said 20.00 acre tract in the Northwest boundary line of a 1.832 acre tract conveyed to Charles G. and Linda S. Cummins recorded in Clerk's File No. 2021-314256 of the Grimes County Deed Records;

THENCE South 66 degrees 49 minutes 23 seconds West (called South 69 degrees 32 minutes 00 seconds West) with the Northwest boundary line of said 1.832 acre tract and passing the Northeast corner of a called 6.15 acre tract a total distance of 407.00 ft. to a 3/8 inch iron rod set marking the Southeast corner of a 1.50 acre tract heretofore surveyed in the Northwest boundary line of said called 6.15 acre tract;

THENCE North 23 degrees 29 minutes 17 seconds West with the Northeast boundary line of said 1.5 acre tract a distance of 175.00 ft. to a 3/8 inch iron rod set with cap marking the Northeast corner of said 1.5 acre tract and a re-entrant corner of the herein described tract;

THENCE South 66 degrees 49 minutes 23 seconds West with the Northwest boundary line of said 1.50 acre tract a distance of 373.37 ft. to a railroad spike set marking the Southwest corner of the herein described tract, the Northwest corner of said 1.5 acre tract in the East right-of-way line of County Road 179;

THENCE North 23 degrees 29 minutes 17 seconds West (called North 20 degrees 48 minutes 00 seconds West) with the East right-of-way line of County Road No. 179 a distance of 406.38 ft. to the PLACE OF BEGINNING and containing 6.4110 acres of land.

-Bearings based on the Texas State Plane Coordinate System, Central Zone (NAD83).  
-A plat for reference on separate document.



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