

METES AND BOUNDS DESCRIPTION
of a
9.000 Acre Tract
Joshua Hadley Survey, A-25 & Anthony Kennard Survey, A-34, Grimes County, Texas
January 27, 2023

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Joshua Hadley Survey, Abstract No. 25, the Anthony Kennard Survey, Abstract No. 34, being a part of the residue of Tract One, called 13.40 acres and a part of Tract Two, called 13.40 acres, as described in a General Warranty Deed from Cecil Leon Cummins, Jr., et ux to Cameron Cunneen, dated October 21, 2022, of record in Document No. 2022-328820 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 5/8 inch iron rod, on the Westerly edge of a new gravel driveway, for the Northeast corner of Tract 1 and the Northwest corner of Tract 2 mentioned above and same being located in the Southwest ROW of FM Highway 2562 (100 ft. ROW - 327/208);

THENCE S 57°07'45" E, 16.50 ft., along the Southwest ROW of FM Highway 2562 and a portion of the Northeast line of Tract 2 mentioned above to a Point in said gravel driveway for the Northeast corner of the tract of land herein described, from which a set 5/8 inch iron rod, at the Northerly base of a 3 inch iron pipe fence post located between two gates, brs. S 33°12'31" W, 34.50 ft.;

THENCE S 33°12'31" W, 924.32 ft., crossing over Tract 2 and into Tract 1 to a set 5/8 inch iron rod in a fenced and South line thereof for the Easterly Southeast corner of the tract of land herein described and same being in a North line of a called 26.68 acre tract as described in a Deed to Charles Glenn Cummins (1753/336);

THENCE along the generally fenced and common lines of Tract 1 mentioned above and said 26.68 acre Cummins tract as follows:

- 1) N 83°58'48" W, 242.44 ft., to a found ½ inch iron rod,
- 2) S 34°10'27" W, 99.73 ft., to a found ½ inch iron rod,
- 3) S 23°23'35" E, 188.17 ft., to a found 8 inch cedar fence corner post
- 4) S 66°34'59" W, 299.27 ft., to a found ½ inch iron rod for the Southwest corner of Tract 1, the Northwest corner of said 26.68 acre Cummins tract and same being in the Northeast line of a called 26.66 acre tract, more or less, as described in a Deed to Larry Dan Clancy, et ux (1100/185);

THENCE N 23°25'01" W, 392.49 ft., along a portion of the fenced and Northeast line of said 26.66 acre Clancy tract and the Southwest line of Tract 1 mentioned above to a found 3/8 inch iron rod for the Northwest corner thereof, the Northeast corner of said Clancy tract and same being in a generally fenced and Southeast line of the residue of a called 210.04 acre tract as described in a Deed to John D. Cuthrell (533/121);

THENCE N 56°18'34" E, 966.67 ft., along a portion of the generally fenced and Southeast line of said 210.04 acre Cuthrell residue tract and a Northwest line of Tract 1 mentioned above to a found railroad spike in concrete located at the Northwest side of an 8 inch cedar fence corner post for an interior corner thereof and the Southeast corner of said Cuthrell tract;

THENCE N 23°11'26" W, 49.98 ft., along a portion of a fenced and Northeast line of said 210.04 acre Cuthrell residue tract and a Southwest line of Tract 1 mentioned above to a found 5/8 inch iron rod for a Northwest corner thereof and same being the Southwest corner of a called 2.454 acre tract as described in a Deed to Crocket Cassity and Ashley Walton (2022-328827);

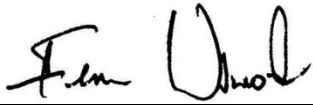
THENCE along the fenced and Easterly lines of said 2.454 acre Cassity/Walton tract as follows:

- 1) N 64°39'31" E, 203.38 ft., to a found 5/8 inch iron rod,
- 2) N 11°55'35" W, 152.14 ft., to a found 5/8 inch iron rod,
- 3) N 01°28'27" W, 88.99 ft., to a found ½ inch iron rod for the Northeast corner thereof, the Northwest corner of the tract of land herein described and same being in the Southwest ROW of FM Highway 2562;

THENCE S 57°07'45" E, 250.86 ft., along the generally fenced and Southwest ROW of FM Highway 2562 and a portion of the Northeast line of Tract 1 mentioned above to the **PLACE OF BEGINNING** and containing 9.000 acres of land.

Basis of Bearings:

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



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Registered Professional Land Surveyor
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Job #: 2014-11-15-01

