



TRACT C
FIELD NOTES DESCRIPTION
OF A
14.193 ACRE TRACT
JOB S. COLLARD SURVEY, ABSTRACT 163
GRIMES COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 14.193 ACRES IN THE JOB S. COLLARD SURVEY, ABSTRACT 163, GRIMES COUNTY, TEXAS, BEING A PORTION OF A CALLED 41.585 ACRE TRACT NAMED TRACT 1 CONVEYED TO DEANNA MICHELLE STANTON, MATTHEW DUANE WARREN AND JEFFERY RAY WARREN IN VOLUME 1602, PAGE 205 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (RPRGCT); SAID 14.193 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found on the westerly line of County Road 147 (county maintained variable width R.O.W. appears to be prescriptive in nature) marking the common east corner of said 41.585 acre tract and a called 36.44 acre tract conveyed to Egenio R. Jaimes and Lorena Nunez Jaimes in Volume 909, Page 347 (RPRGCT) and further being the southeast corner of Tract B of this division;

THENCE, with the common boundary of said 41.585 acre tract and said 36.44 acre tract and with the southern line of said Tract B, **N 82° 48' 53" W**, a distance of **666.22** feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set marking an angle point in said common line;

THENCE, continuing with the common boundary of said 41.585 acre tract and said 36.44 acre tract and with the southern line of said Tract B, **N 83° 52' 31" W**, a distance of **1162.78** feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set for the southwest corner of said Tract B and the **POINT OF BEGINNING** of this herein described tract;

THENCE, continuing with the common boundary of said 41.585 acre tract and said 36.44 acre tract, **N 83° 52' 31" W**, a distance of **870.18** feet to a 1/2 iron rod with blue cap stamped "KERR SURVEYING" set on the easterly line of a called 34.129 acre tract conveyed to Dennis H. Hansel in Volume 1382, Page 269 (RPRGCT) marking the common west corner of said 41.585 acre tract and said 36.44 acre tract and further being the southwest corner of this herein described tract, for reference a 1/2 inch iron rod found seemingly disturbed bears **N 76° 35' 41" W** a distance of 1.38 feet;

THENCE, with the common boundary of said 41.585 acre tract and said 34.129 acre tract, **N 05° 51' 43" E** a distance of **716.44** feet to a 1/2 inch iron rod found on the southerly line of a called 50.966 acre tract conveyed to Randall O. Briers and Bernice A. Briers in Volume 1437, Page 143 (RPRGCT) marking the common north corner of said 41.585 acre tract and said 34.129 acre tract and further being the northwest corner of this herein described tract;

THENCE, with the common boundary of said 41.585 acre tract and said 50.966 acre tract, **S 82° 28' 53" E** a distance of **882.18** feet to a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set for the northwest corner of Tract A of this division and the northeast corner of this herein described tract, for reference a 1/2 inch iron rod found on the westerly line of County Road 147 marking the northeast corner of said 41.585 acre tract, same being the northeast corner of said Tract A, bears **S 82° 28' 53" E** a distance of 1834.97 feet;

THENCE, through said 41.585 acre tract with the common line of said Tract A and said Tract B and this herein described tract, **S 06° 49' 18" W**, a distance of **695.02** feet to the **POINT OF BEGINNING** hereof, and containing **14.193** acres, more or less.

Surveyed on the ground May 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011653427122 (calculated using geoid12b).



5/25/21

Nathan Paul Kerr

Registered Professional Land Surveyor No. 6834



KERR
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