



FIELD NOTES DESCRIPTION  
OF A  
10.00 ACRE TRACT

HANNAH CORNAUGH LEAGUE SURVEY, ABSTRACT 14  
GRIMES COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 10.00 ACRES IN THE HANNAH CORNAUGH LEAGUE SURVEY, ABSTRACT 14, IN GRIMES COUNTY, TEXAS, BEING A PORTION OF A CALLED 17.98 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CARLOS A. GARZA AND JAMES L. HALE, RECORDED IN VOLUME 1642, PAGE 82 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (RPRGCT) AND A PORTION OF A CALLED 4.043 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CARLOS A. GARZA AND JAMES LEIGHTON HALE, RECORDED IN DOCUMENT NO. 2022-325015 (RPRGCT); SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with a plastic cap stamped "MLR 4089" found on the southwest right-of-way line of FM 3090 (80' wide right-of-way per TXDOT right-of-way plans S557(1)), for the north corner of a called 49.466 acre tract of land described in a deed to Roxanne E. Jewell, recorded in Volume 994, Page 828 (RPRGCT) and being the east corner of said 17.98 acres and the east corner hereof;

**THENCE**, with the common line of said 49.466 acres and said 17.98 acres, **S 57° 47' 02" W**, for a distance of **989.65 feet** to a 1/2 inch iron rod with a plastic cap stamped "WISNOSKI RPLS 6006" found for the southeast corner of a called 10.00 acre tract of land described in a deed to Jason A. Wilson and Sharon A. Wilson, recorded in Volume 1739, Page 315 (RPRGCT) and being the south corner of said 17.98 acres and the south corner hereof;

**THENCE**, with the common line of said Wilson 10.00 acre tract and said 17.98 acres, **N 23° 26' 12" W**, for a distance of **728.37 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the west corner hereof;

**THENCE**, through said 17.98 acres, **N 66° 33' 48" E**, passing at a distance of 512.75 feet the common line of said 17.98 acres and said 4.043 acres and continuing through said 4.043 acres for a total distance of **948.54 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set on the common line of FM 3090 and said 4.043 acres, for the north corner hereof;

**THENCE**, with the common line of said 4.043 acres and FM 3090, with a curve to the right, having a radius of **331.69 feet**, an arc length of **154.44 feet**, a delta angle of **26° 40' 39"**, and a chord which bears **S 36° 12' 11" E**, a distance of **153.05 feet** to a point for corner for the north corner of a called 2.66 acre tract of land described in a deed to Daniel Allen and Chelsey Allen, recorded in Document No. 2021-318973 (RPRGCT) and being the east corner of said 4.043 acres and an easterly corner hereof, from which a 1/2 inch iron rod with a plastic cap stamped "MLR 4089" found bears **S 50° 01' 55" W**, a distance of 1.15 feet;

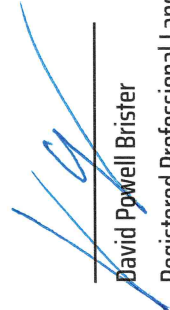
**THENCE**, with the common line of said 4.043 acres and said 2.66 acres, **S 66° 46' 31" W**, for a distance of **492.31 feet** to a 1/2 inch iron rod with a plastic cap stamped "MLR 4089" found for an angle point in the northeast line of said 17.98 acres and being the west corner of said 2.66 acres and the south corner of said 4.043 acres;

**THENCE**, with the common line of said 17.98 acres and said 2.66 acres, **S 32° 18' 29" E**, passing at a distance of 310.33 feet a 2 inch metal post found for the south corner of said 2.66 acres and being the west corner of a called 2.00 acre tract described in a deed to Daniel Earl Allen and Chelsey Ann Allen, recorded in Volume 1468, Page 806 (RPRGCT) and continuing with the common line of said 17.98 acres and said 2.00 acres for a total distance of **484.38 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the south corner of said 2.00 acres and being an interior ell corner of said 17.98 acres and an interior ell corner hereof;

**THENCE**, with the common line of said 2.00 acres and said 17.98 acres, **N 57° 41' 47" E**, for a distance of **418.47 feet** to a point for corner on the southwest line of FM 3090, for the east corner of said 2.00 acres and being a northerly corner of said 17.98 acres and a northerly corner hereof, from which a 2 inch metal fence post found bears **S 14° 32' 18" E**, a distance of 0.25 feet;

**THENCE**, with the common line of said 17.98 acres and FM 3090, **S 22° 51' 41" E**, for a distance of **15.79 feet** to the **POINT OF BEGINNING** hereof and containing **10.00 acres**, more or less.

Surveyed on the ground June 2023 under my supervision. See plat prepared June 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), 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 grid areas) divide by a combined scale factor of 1.00008635673122 (calculated using GEOID12B). Reference drawing: 23-620-BOUNDARY.

  
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David Powell Brister

6/28/23

Registered Professional Land Surveyor No. 6537



# KERR SURVEYING

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