

METES AND BOUNDS DESCRIPTION
of a
10.50 Acre Tract
Leonard W. Groce Survey, A-24, Grimes County, Texas
July 5, 2019

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Leonard W. Groce Survey, Abstract No. 24, being a part of Tract No. 2, called 10.245 acres, more or less, as described in a Deed from Melva Jean Wehmeyer to Frank C. Smith, Jr., et ux, dated December 18, 2000, of record in Volume 966, Page 108 of the Deed Records of Grimes County, Texas, being a part of a called 5.431 acre tract, more or less, as described in a Deed from Melva J. Wehmeyer to Frank C. Smith, et ux, dated December 6, 1999, of record in Volume 939, Page 390 of the Deed Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 1/2 inch iron rod, with cap and in concrete at the Northerly base of an 8 inch treated fence corner post, for the Westerly or Northwest corner of the called 10.245 acre tract, more or less, mentioned above, the Northerly or Northeast corner of a called 5.00 acre tract, more or less, as described in a Deed to James Trotter, et ux (1266/145) and same being a Southerly angle point in a called 91.390 acre tract, more or less, as described in a Deed to Danny Farmer (1072/701);

THENCE N 42°04'59" E, 709.54 ft., along a fenced and Southeast line of said 91.390 acre Farmer tract (1072/701) and a Northwest line of the called 10.245 acre tract mentioned above to a set 5/8 inch iron rod for the Northerly Northwest corner of the tract of land herein described, from which a found 1/2 inch iron rod, with cap and at the Northerly base of an 8 inch treated fence corner post, for the Northeast corner of said 10.245 acre tract brs. N 42°04'59" E, 203.21 ft.;

THENCE S 59°59'00" E, 163.47 ft., crossing into the called 10.245 acre tract mentioned above to a set 5/8 inch iron rod, in a barbed wire fence line, for an angle point in line for corner;

THENCE S 01°18'25" E, 165.22 ft., along said barbed wire fence line to a set 5/8 inch iron rod for an angle point in line for corner;

THENCE S 29°30'49" E, 420.50 ft., crossing over the called 10.245 acre and 5.431 acre tracts mentioned above to a set 5/8 inch iron rod, 4.7 ft. Southeast of a barbed wire fence line, for the Southeast corner of the tract of land herein described in a Southeast line of said 5.431 acre tract and same being in a clockwise curve in the Northwest ROW of FM Highway 149 (100 ft. ROW);

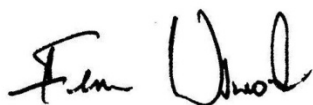
THENCE along a Southeast line of the called 5.431 acre tract mentioned above and said curve along the Northwest ROW of FM Highway 149 having a radius of 1,382.26 ft. and **PASSING** at an arc length of 69.42 ft. a found 1/2 inch iron rod for the called Southwest corner of said 5.431 acre tract and the called Southeast corner of the called 10.245 acre tract mentioned above brs. N 37°29'20" W, 1.53 ft. and continuing along said curve for a **TOTAL** arc length of 155.47 ft. and same having a chord of S 47°03'19" W, 155.39 ft. to a set 5/8 inch iron rod for the PT of said curve;

THENCE S 50°16'39" W, 520.79 ft. along the generally fenced and Northwest ROW of FM Highway 149 and a Southeast line of the called 10.245 acre tract mentioned above to a Point for the Southwest corner thereof and same being the Southeast corner of said 5.00 acre Trotter tract (1266/145), from which a found 1/2 inch iron rod, at the Southeast base of a 6 inch treated fence corner post and with cap, brs. N 30°51'38" W, 1.48 ft.;

THENCE N 30°51'38" W, 611.55 ft., along the fenced and Northeast line of said 5.00 acre Trotter tract (1266/145) and the Southwest line of the called 10.245 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 10.50 acres of land.

Basis of Bearings:

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



Steven M. Wisnoski 07/05/2019
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2019-06-20-01

