



4.028 ACRES

FIELD NOTES DESCRIPTION  
OF A  
4.028 ACRE TRACT  
HANNAH CORNAUGH LEAGUE SURVEY, ABSTRACT 14  
GRIMES COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.028 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 BEING 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 4.028 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 at the intersection of the southeast line of County Road 401 (right-of-way appears to be prescriptive in nature) and the southwest line of FM 3090 (80' wide right-of-way per TXDOT right-of-way plant S557(1)), for the north corner of said 17.98 acres and being the north corner hereof;

**THENCE**, with the common line of FM 3090 and said 17.98 acres for the following two (2) courses and distances:

- 1) With a curve to the left, having a radius of **613.01 feet**, an arc distance of **188.96 feet**, a delta angle of **17° 39' 39"**, and a chord which bears **S 43° 23' 25" E**, a distance of **188.21 feet** to a 1/2 inch iron rod with a plastic cap stamped "MLR 4089" found;
- 2) **S 52° 09' 00" E**, for a distance of **235.49 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the east corner hereof, from which a 1/2 inch iron rod with a broken yellow cap found for the east corner of said 17.98 acres and the northeast corner of said 4.043 acres bears **S 52° 09' 00" E**, a distance of 10.45 feet;

**THENCE**, through said 17.98 acres, **S 66° 33' 48" W**, passing at a distance of 21.66 feet the common line of said 4.043 acres and said 17.98 acres and continuing through said 4.043 acres for an additional distance of 202.26 feet to the common line of said 4.043 acres and said 17.98 acres and continuing through said 17.98 acres for a total distance of **557.49 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for an interior ell corner hereof;

**THENCE**, continuing through said 17.98 acres **N 23° 26' 12" W**, for a distance of **383.31 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in the southeast line of County Road 401 and being on the northwest line of said 17.98 acres, for the west corner hereof;

**THENCE**, along the southeast line of County Road 401 and with the northwest line of said 17.98 acres, **N 66° 32' 33" E**, for a distance of **380.13 feet** to the **POINT OF BEGINNING** hereof and containing **4.028 acres**, more or less.

Surveyed on the ground August 2023 under my supervision. See plat prepared September 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: 23-792-TITLE (1).



  
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David Powell Brister  
Registered Professional Land Surveyor No. 6537

9/21/23

# KERR SURVEYING

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