

DECEMBER 19, 2016

METES AND BOUNDS DESCRIPTION
OF A 7.73 ACRE TRACT COMMONLY KNOWN AS
TRACT 33, TEXAS PINES SUBDIVISION (UNRECORDED)
IN THE S. DRUERY SURVEY, A-183
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 7.73 ACRES IN THE S. DRUERY SURVEY, A-183, GRIMES COUNTY, TEXAS, COMMONLY KNOWN AS TRACT 33 OF THE TEXAS PINES SUBDIVISION, (UNRECORDED) DESCRIBED IN A DEED TO MICHAEL ROY BARTHEN, RECORDED IN VOLUME 1616, PAGE 736 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.) AND FURTHER DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY, (R.O.W.) LINE OF A 60' WIDE EASEMENT, RECORDED IN VOLUME 599, PAGE 585 OF THE R.P.R.G.C.T., COMMONLY KNOWN AS WHIPPOORWILL ROAD, MARKING THE SOUTHWEST CORNER OF A CALLED 7.38 ACRE TRACT COMMONLY KNOWN AS TRACT 34 OF SAID SUBDIVISION, DESCRIBED IN A DEED TO JOSE S. GOMEZ, RECORDED IN VOLUME 1450, PAGE 725 OF THE R.P.R.G.C.T. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 89°56'32" E, ALONG THE SOUTH LINE OF SAID GOMEZ TRACT FOR A DISTANCE OF **929.92 FEET** TO A ½ INCH IRON ROD FOUND ON THE EAST LINE OF A THE LAKE WINONA SUBDIVISION, RECORDED IN VOLUME 254, PAGE 682 OF THE R.P.R.G.C.T., MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 07°38'47" E, ALONG THE WEST LINE OF SAID LAKE WINONA SUBDIVISION FOR A DISTANCE OF **350.07 FEET** TO A ½ INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 7.38 ACRE TRACT COMMONLY KNOWN AS TRACT 32 OF SAID SUBDIVISION AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 89°56'23" W, ALONG THE NORTH LINE OF SAID TRACT 32, FOR A DISTANCE OF **1031.46 FEET** TO A ½ INCH IRON ROD FOUND ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1266.75 FEET ON THE EAST LINE OF SAID EASEMENT MARKING THE NORTHWEST CORNER OF SAID TRACT 32 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

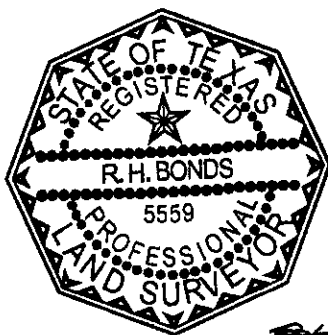
THENCE: ALONG THE EAST R.O.W. LINE OF SAID EASEMENT (WHIPPOORWILL ROAD) FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°5'50", FOR AN ARC DISTANCE OF **112.69 FEET**, (CHORD BEARS: N 16°58'14" E, 112.66 FT.) TO A ½ INCH IRON ROD FOUND;

N 06°24'20" E, FOR A DISTANCE OF **197.77 FEET** TO A ½ INCH IRON ROD FOUND AT AN ANGLE POINT;

N 00°00'41" E, FOR A DISTANCE OF **42.53 FEET** TO THE POINT OF BEGINNING CONTAINING IN ALL 7.73 ACRES AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN DECEMBER OF 2016.

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



R.H. Bonds