

METES AND BOUNDS DESCRIPTION
of a
33.10 Acre Tract
William Vincent Survey, A-464, William Fairfax Gray Survey, A-247
Grimes County, Texas
December 5, 2023

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the William Vincent Survey, A-464, the William Fairfax Gray Survey, A-247, being a part of Tract One, called 15.00 acres, a part of Tract Two, called 35.05 acres, more or less, and all of Tract Three, called 22.84 acres, as described in a Warranty Deed with Vendor's Lien from Kerry S. Barling, et ux, to Robert Willis, et ux, dated April 17, 2020, of record in Document No. 2020-307441 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

BEGINNING at a Point for the Northwest corner of the called 15.00 acre tract mentioned above, the Southwest corner of a called 11.99 acre tract, more or less, as described in a Deed to Brian E. Holland, et ux (2020-311675) and same being in the East ROW of FM Highway 244 (100 ft. ROW - 221/413), from which a found ½ inch iron rod at the Northerly base of a 10 inch cedar fence corner post brs. N 71°43'58" W, 0.33 ft. and a found broken concrete ROW monument brs. N 14°41'22" E, 476.67 ft.;

THENCE S 71°43'58" E, 1,019.40 ft., along a portion of the generally fenced and Northeast line of the called 15.00 acre tract mentioned above and the Southwest line of said 11.99 acre Holland tract (2020-311675) to a found 3/8 inch iron rod, at the Northwest base of a x-tie fence corner post, for the Southeast corner thereof and the Southerly Southwest corner of a called 22.645 acre tract, more or less, as described in a Deed to Michael Keith McDougald, et ux (1141/531);

THENCE S 71°46'15" E, 532.17 ft., along a portion of the generally fenced and Northeast line of the called 15.00 acre tract mentioned above and the Southwest line of said 22.645 acre McDougald tract (1141/531) to a found 3/8 inch iron rod, at the Southeast base of a 5 inch iron pipe fence corner post, for the Southeast corner thereof, the Northeast corner of said 15.00 acre tract and same being in the generally fenced and Northwest line of said 22.84 acre tract mentioned above (this corner is the Point of Beginning of a Boundary Line Agreement running Southwest (819/122));

THENCE N 17°02'46" E, 530.00 ft., along a portion of the generally fenced and Southeast line of said 22.645 acre McDougald tract (1141/531) and a portion of the Northwest line of said 22.84 acre tract mentioned above to a found ½ inch iron rod, at the Northwest base of a 3 inch iron pipe fence corner post, for the Northwest corner thereof and the a Southwest corner of a called 56.3 acre tract as described in a Deed to James L. Shryock (672/80);

THENCE S 72°58'57" E, 706.56 ft., along a portion of the generally fenced and Southwest line of said 56.3 acre Shryock tract (672/80) and along the Northeast line of the called 22.84 acre tract mentioned above to a found ½ inch iron rod, with cap "Strong 4951", 7.6 ft. Northwest of a 3 inch iron pipe fence corner post, for the Northeast corner thereof and the Northwest corner of Tract Four, called 33.00 acres, more or less, as described in a Partition Deed to Mary Lucille Day Maynard (899/44);

THENCE S 13°17'12" E, 594.49 ft., along a portion of the generally fenced and West line of said 33.00 acre Maynard tract (899/44) and an East line of the called 22.84 acre tract mentioned above to a found ½ inch iron rod, at the Easterly base of a 3 inch iron pipe fence corner post, for a Southeast corner thereof and the Northeast corner of Exhibit "B", called 39.7525 acres, more or less, as described in a Deed to Michael Floy Rice (702/352);

THENCE S 76°41'41" W, 342.94 ft., along a fenced and South line of the called 22.84 acre tract mentioned above and the North line of said 39.7525 acre Rice tract (702/352) to a found ½ inch iron rod, 1.0 ft. South of a 3 inch iron pipe fence corner post, for the Northwest corner thereof and an interior corner of said 22.84 acre tract;

THENCE S 16°41'11" W, 571.78 ft., along a portion of a generally fenced and Northwest line of said 39.752 acre Rice tract (702/352) and a Southeast line of the called 22.84 acre tract mentioned above to a found ½ inch iron rod with cap "Strong 4951", at the Easterly side of an 8 inch treated fence corner post for the Northeast corner of Exhibit "A", called 39.8525 acres, as described in a Deed to Ola Mae Rice Nicol (702/352);

THENCE along the common and generally fenced line of said 39.7525 acre Nicol tract (702/352) and the Southerly lines of the called 22.84 acre tract mentioned above as follows:

- 1) N 63°07'31" W, 288.18 ft., to a found 5 inch treated fence angle post,

- 2) S 89°33'11" W, 446.21 ft., to a found ½ inch iron rod with cap "Strong 4951" at the Southeast base of a 5 inch iron pipe fence corner post, for the Southwest corner of said 22.84 acre tract, the Northwest corner of said 39.7525 acre Nicol tract, in the Southeast line of the called 35.05 acre tract mentioned above and same being in the agreed upon line per said Boundary Line Agreement (819/122), from which a found 5/8 inch iron rod, with cap "RPLS 2972" for the Northeast corner of said 35.05 acre tract and the Southeast corner of the called 15.00 acre tract mentioned above brs. N 16°41'35" E, 312.85 ft.;

THENC crossing into and over the called 35.05 acre tract and 15.00 acre tracts mentioned above and along the Southwest lines of the tract of land herein described as follows:


- 1) N 48°31'34" W, 322.54 ft., to a set ½ inch iron rod near the Southwest side of a pond,
- 2) N 08°35'48" W, 734.26 ft., to a set ½ inch iron rod 30 ft. Southwest of the Northeast line of said 15.00 acre tract and
- 3) N 71°43'58" W, 943.69 ft., 30 ft. Southwest of and parallel to the Northeast line of said 15.00 acre tract to a set ½ inch iron rod in the generally fenced and Northwest line thereof and in the Southeast ROW of FM Highway 244;

THENCE N 14°41'22" E, 30.06 ft., along a portion of the Northwest line of the called 15.00 acre tract mentioned above and the Southeast ROW of FM Highway 244 to the **PLACE OF BEGINNING** and containing 31.10 acres of land.

Basis of Bearings & Distances:

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

Distances & areas are grid values displayed in U.S. Survey Feet and may be converted to surface by dividing by a combined scale factor of 0.999 881 458 034.



Steven M. Wisnoski 11-30-2023
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2023-11-27-01

