

LONE STAR
LAND SURVEYING & MAPPING

Being 5.010 acres of land out of called 25.00 acre tract according to the recorded deed thereof in Volume 1502, Page 63 of the Real Property Records of Grimes County, Texas, located in the Cyrus Campbell League, A-11, Grimes County, Texas, said 5.010 acres being more particularly described by metes and bounds as follows:

COMMENCING at a point in the center line of County Road 154 for the northeast corner of said 25.00 acre from which a found 1/2" iron rod bears S24°07'45"E 15.57', point also having a Texas State Plane Coordinate of N-10,229,004.28580, E-3,680,103.32086, Central Zone (4203), NAD83;

THENCE South 72 degrees 05 minutes 26 seconds West, a distance of 312.17 feet to point for the POINT OF BEGINNING for the northeast corner of herein described tract from which a 5/8" iron rod set bears S22°40'12"E, 16.00';

THENCE South 22 degrees 40 minutes 12 seconds East, a distance of 716.14 feet to 5/8" iron rod set for the southeast corner of herein described tract;

THENCE South 67 degrees 19 minutes 48 seconds West, a distance of 299.52 feet to 5/8" iron rod set for the southwest corner of herein described tract;

THENCE North 22 degrees 40 minutes 12 seconds West, a distance of 741.09 feet to point in the center line of County Road 154 for the northwest corner of herein described tract from which a 5/8" iron rod set bears S22°40'12"E, 16.00';

THENCE North 72 degrees 05 minutes 26 seconds East, with the center line of County Road 154, a distance of 300.56 feet to the POINT OF BEGINNING of herein described tract, containing 5.010 acres of land.

Bearings are based upon GPS Observations, Texas State Plane System, Central Zone (4203), NAD83.

Plat accompanies this description.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, March, 2023.

