



COUNTY

ROAD

7.043 Acres

1.852 Acres

Called 20.263 Acres  
Ray Jones & Mary Jones  
Volume 928, Page 362 of the  
Real Property Records of Grimes  
County, Texas

Called 2.00 Acres  
Stephen Gurka & Cecilia Gurka  
Volume 546, Page 682 of the  
Real Property Records of Grimes  
County, Texas

due of called 15 Acres, more or less  
First Tract  
Martin Ed Kapchinski, et ux  
Volume 307, Page 205 of the Deed  
Records of Grimes County, Texas

828'



FIELD NOTES

1.852 Acre Tract

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the William Burney Survey, Abstract No. 10 and also being a part of First Tract, called 15 acres, more or less, and a part of Second Tract, called 3.8 acres, more or less, both tracts described in a Deed from Fred Maniha, et ux, to Martin Ed Kapchinski, et ux, dated July 11, 1972, of record in Volume 307, Page 205 of the Deed Records of Grimes County, Texas and more fully described by metes and bounds as follows:

**BEGINNING** at set ½ inch iron rod for the Southwest corner of the tract of land herein described, same being in the in an apparent North line of called 20.263 acre tract of land owned by Ray and Mary Jones of record in Volume 928, Page 362 of the Real Property Records of Grimes County, Texas, said rod being in a South line of called 15 acre, more or less, tract mentioned above, and same being N 69 deg. 06 min. 14 sec. E, 609.32 ft. from the Southeast corner of a called 1.05 acre tract of land owned by Randy Gurka, et ux, of record in Volume 838, Page 811 of the Real Property Records of Grimes County, Texas;

THENCE N 37 deg. 59 min. 06 sec. W, 428.57 ft., along the West line of the tract of land herein described to its Northwest corner, in Grimes County Road 409, same being in a North line of called Second tract mentioned above, from which a set ½ inch iron rod, in fence line, brs. S 37 deg. 59 min. 06 sec. E, 32.83 ft.;

THENCE along the North line of called Second Tract mentioned above and the centerline of Grimes County Road 409 as follows:

1. N 62 deg. 52 min. 30 sec. E, 56.87 ft.,
2. N 53 deg. 52 min. 30 sec. E, 23.03 ft., to the most Northerly corner of the tract of land herein described, from which a set ½ inch iron rod, in fence line, brs. S 69 deg. 51 min. 25 sec. E, 33.97 ft.;

THENCE S 69 deg. 51 min. 25 sec. E, 246.81 ft., along a fenced Northeast line of the tract of land herein described to a set ½ inch iron rod, at cyclone fence corner, for an angle point in line for corner;

THENCE S 37 deg. 59 min. 06 sec. E, 271.82 ft., along an East line of the tract of land herein described to a set ½ inch iron rod for its Southeast corner, in the South line of called 15 acre, more or less, tract mentioned above and same being in an apparent North line of called 20.263 acre Jones tract of record in Volume 928, Page 362 of the Real Property Records of Grimes County, Texas;

THENCE S 69 deg. 06 min. 14 sec. W, 218.86 ft., along an apparent North line of called 20.263 acre Jones tract of record in Volume 928, Page 362 of the Real Property Records of Grimes County, Texas and the South line of called 15 acre, more or less, tract mentioned above to **THE PLACE OF BEGINNING** containing 1.852 acres of land.