



“A LAND SURVEYING COMPANY”

BEING a 19.65 acre tract of land in the Robert Ray Survey, Abstract 51, and being out of called 141 acre tract of land as recorded in Volume 1130, Page 580, of the Deed Records of Grimes County, Texas (DRGC, TX), said 19.65 acres being more particularly described as follows with all bearings referenced to NAD 83 Texas Central Zone:

COMMENCING at a 1/2" iron rod found at an angle point in the southeasterly line of a called 33.187 acre tract of land as recorded under County Clerk's File No. 2019-305229, DRGC, TX, same being a northwesterly corner of a called 499.56 acre tract of land as recorded in Volume 1380, Page 657, DRGC, TX, and being the most northerly corner of said 141 acre tract;


THENCE S 23° 11' 26" E, along the easterly line of said 141 acre tract, a distance of 950.00' to a 5/8" iron rod set for the **POINT OF BEGINNING**.

THENCE S 23° 11' 26" E, along the easterly line of said 141 acre tract, a distance of 490.00' to a 5/8" iron rod set for the southeasterly corner of the herein described tract;

THENCE S 66° 39' 30" W, across said 141 acre tract, passing through a 5/8" iron rod set at 1677.43' feet (which is thirty feet from the centerline of County Road 403), and continue a total distance of 1746.21' to the southwesterly corner of the herein described tract;

THENCE N 23° 20' 30" W, along the westerly line of the said 141 acre tract, a distance of 490.00' to the northwesterly corner of the herein described tract;

THENCE N 66° 39' 30" E, across said 141 acre tract and across County Road 403, passing through a 5/8" iron rod set at 41.34' (which is thirty feet from the centerline of County Road 403) and continue total distance of 1747.50' to the **POINT OF BEGINNING** and containing in all 19.65 acres of land more or less.


MICHAEL WARREN R.P.L.S. # 4935

