

METES AND BOUNDS DESCRIPTION
of a
7.582 Acre Tract
John Moore Survey, A-46, Grimes County, Texas
November 6, 2023

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the John Moore Survey, Abstract No. 46, being a part of a called 14.985 acre tract as described in a General Warranty Deed from Joseph A. Reed, et ux to the County of Grimes, dated August 12, 2010, of record in Volume 1349, Page 794 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found ½ inch iron rod, at the Northwest side of an 8 inch treated fence corner post, for the Southwest corner of the called 14.985 acre tract mentioned above, a Northwest corner of a called 254.409 acre tract as described in a Deed to John L. Pierce, II (691/385), in the East line of a called 25 acre tract out of a called 105-3/4 acre tract as described in a Deed to the City of Navasota (136/358), in the East margin of Memorial Drive and same being the Southwest corner of the tract of land herein described;

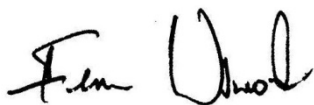
THENCE N 03°14'02" W, 534.65 ft., along a portion of the East margin of Memorial Drive, a portion of the East line of said 25 acre City of Navasota tract (136/358) and a portion of the West line of the called 14.985 acre tract mentioned above to a set ½ inch iron rod for the Northwest corner of the tract of land herein described, from which a found ½ inch iron rod for the Northwest corner of said 14.985 acre tract brs. N 03°14'02" W, 560.52 ft.;

THENCE N 82°58'11" E, 596.76 ft., crossing over the called 14.985 acre tract mentioned above to a set ½ inch iron rod in the fenced and East line thereof for the Northeast corner of the tract of land herein described and same being in a West line of said 254.409 acre Pierce tract (691/385), from which a found 5/8 inch iron rod, in a board fence line at fence intersection, for the Northeast corner of said 14.985 acre tract brs. N 03°11'38" W, 522.26 ft.;

THENCE S 03°11'38" E, 575.05 ft., along a portion of a West line of said 254.409 acre Pierce tract and a portion of the fenced and East line of the called 14.985 acre tract mentioned above to a found ½ inch iron rod, at a broken fence corner post, for the Southeast corner thereof and an interior corner of said Pierce tract;

THENCE S 86°51'06" W, 595.05 ft., along a fenced and North line of said 254.409 acre Pierce tract and the South line of the called 14.985 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 7.582 acres of land.

BASIS OF BEARINGS: Grid North, State Plane Coordinate System of 1983, Central Zone. All distances and areas are grid values reported in U.S. Survey Feet and may be converted to surface by dividing by a combined scale factor of 0.999 913 445 32.



Steven M. Wisnoski November 3, 2023
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2023-10-09-01

