

METES AND BOUNDS DESCRIPTION
of a
6.101 Acre Tract
Joshua Hadley Survey, A-25 & Anthony Kennard Survey, A-34, Grimes County, Texas
January 27, 2023

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Joshua Hadley Survey, Abstract No. 25, the Anthony Kennard Survey, Abstract No. 34, being a part of the residue of Tract One, called 13.40 acres and a part of Tract Two, called 13.40 acres, as described in a General Warranty Deed from Cecil Leon Cummins, Jr., et ux to Cameron Cunneen, dated October 21, 2022, of record in Document No. 2022-328820 of the Real Property Records of Grimes County, Texas and more fully described as follows:

COMMENCING at a found 5/8 inch iron rod, on the Westerly edge of a new gravel driveway, for the Northeast corner of Tract 1 and the Northwest corner of Tract 2 mentioned above and same being located in the Southwest ROW of FM Highway 2562 (100 ft. ROW - 327/208);

THENCE S 57°07'45" E, 16.50 ft., along the Southwest ROW of FM Highway 2562 and a portion of the Northeast line of Tract 2 mentioned above to a Point in said gravel driveway for the Northwest corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described, from which a set 5/8 inch iron rod, at the Northerly base of a 3 inch iron pipe fence post located between two gates, brs. S 33°12'31" W, 34.50 ft.;

THENCE S 57°07'45" E, 89.43 ft., along the partly and generally fenced Southwest ROW of FM Highway 2562 and a portion of Tract 2 mentioned above to a found concrete ROW monument for the PC of a clockwise curve;

THENCE along said curve having a radius of 1,382.39 ft., an arc length of 91.73 ft. and a chord of S 55°13'41" E, 91.71 ft. to a set 5/8 inch iron rod for the Northeast corner of the tract of land herein described;

THENCE S 19°50'36" W, 990.25 ft., crossing over a portion of Tract 2 mentioned above to a set 5/8 inch iron rod in a fenced and South line thereof for the Southeast corner of the tract of land herein described and same being in a North line of a called 26.68 acre tract as described in a Deed to Charles Glenn Cummins (1753/336), from which a found ½ inch iron rod for the Southeast corner of Tract 2 and the Northeast corner of said 26.68 acre Cummins tract brs. N 76°48'26" E, 864.02 ft.;

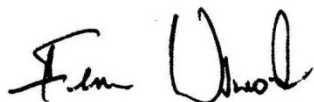
THENCE along the generally fenced and North lines of said 26.68 acre Cummins tract (1753/336) and the Southerly lines of Tracts 2 and 1 mentioned above as follows:

- 1) S 76°48'26" W, 111.17 ft., to a found ½ inch iron rod,
- 2) N 02°01'36" E, 261.10 ft., to a found ½ inch iron rod for the common Southerly corner of Tracts 1 and 2,
- 3) N 83°58'48" W, 222.77 ft., to a set 5/8 inch iron rod for the Southwest corner of the tract of land herein described;

THENCE N 33°12'31" E, 924.32 ft., crossing over Tracts 1 and 2 to the **TRUE PLACE OF BEGINNING** and containing 6.101 acres of land.

Basis of Bearings:

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



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Job #: 2014-11-15-01

