

METES AND BOUNDS DESCRIPTION
of a
4.682 Acre Tract
Isaac Pierson Survey, A-381, Grimes County, Texas
July 21, 2025

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Isaac Pierson Survey, Abstract No. 381, being a part of a called 88.42 acre tract as described in a Special Warranty Deed from Anthony J. Cunneen and Amanda Hopping-Cunneen to CRAAW LLC-RS-NO. 2, dated February 5, 2025, of record in Document No. 2025-345211 of the Real Property Records of Grimes County, Texas (Basis of bearings and distances: Grid North, State Plane Coordinate System of 1983, Central Zone) and more fully described as follows:

BEGINNING at a found ½ inch iron rod at the base of an 8 inch treated post for the Northeast corner of the called 88.42 acre tract mentioned above, the Northwest corner of the residue of a called 11.00 acre tract as conveyed to Charly Cook, et al (2024-342498), located in a South line of the Mitchell Subdivision (unrecorded), in the South line of Tract 8 as conveyed to Olivia and Amy Hixon (738/437), in the apparent North line of the Isaac Pierson Survey and same being the Northeast corner of the tract of land herein described;

THENCE S 03°23'50" E, 122.86 ft., along a portion of the East line of the called 88.42 acre tract mentioned above and a portion of the West line of said 11.00 acre Cook tract (2024-342498) to a found 5/8 inch iron rod with a 2 inch aluminum cap for the Northeast corner of a called 15.710 acre tract as conveyed to the State of Texas (1710/719), the Northwest corner of a called 31.258 acre tract as conveyed to the State of Texas (2018-298447) and same being in the North ROW of State Highway 249 (variable ROW);

THENCE S 86°02'23" W, 1,614.63 ft., along the North ROW line of State Highway 249 and the North line of said 15.710 acre State of Texas tract (1710/719) to a found 5/8 inch iron rod with a 2 inch aluminum cap for the Northwest corner thereof, the Northeast corner of a called 19.973 acre tract as conveyed to the State of Texas (2021-315486), located in the West line of the called 88.42 acre tract mentioned above, in the East line of a called 30.339 acre tract as conveyed to Santiago GP LLC (1553/678), in the apparent West line of the Isaac Pierson Survey and same being the Southwest corner of the tract of land herein described;

THENCE N 03°44'19" W, 54.38 ft., along the apparent West line of said Isaac Pierson Survey, a portion of the West line of the called 88.42 acre tract mentioned above and a portion of the East line of said 30.339 acre Santiago GP LLC tract to a found 3 inch concrete monument with a brass disk for the Northeast corner of said 19.973 acre State of Texas tract (2021-315486) and a Southeast corner of a called 292.39 acre tract as conveyed to Douglas Lewis (1445/355);

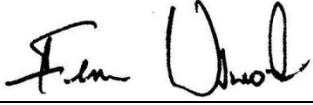
THENCE N 03°20'12" W, 75.38 ft., along the West line of the Isaac Pierson Survey, a portion of the generally fenced and West line of the called 88.42 acre tract mentioned above and an East line of said 292.39 acre Lewis tract (1445/355) to a found Axle for an interior corner thereof, the Northwest corner of said 88.42 acre tract, the apparent Northwest corner of the Isaac Pierson Survey and the apparent Southwest corner of the Joel Greenwood Survey, Abstract No. 20;

THENCE N 86°17'06" E, along the apparent North line of said Isaac Pierson Survey, the North line of the called 88.42 acre tract mentioned above, a partially and generally fenced South line of said 292.39 acre Lewis tract (1445/355) and **PASSING** at 208.77 ft. a found ½ inch iron rod 0.48 ft. left of line for the apparent Easterly Southeast corner of said 292.39 acre Lewis tract, the apparent Southwest corner of Tract 7 of the Mitchell Subdivision (unrecorded), the apparent Southwest corner of a called 12.50 acre tract as conveyed to Amanda Stankevitz, et vir (2021-314121) and continuing along the South line thereof and **PASSING** at 805.98 ft. a found ½ inch iron rod for the Northeast corner of a called 44.223 acre tract (848/508) which is a portion of said 88.42 acre tract and continuing along the South line of said 12.50 acre Stankevitz tract and **PASSING** at 1,186.67 ft. a found ½ inch iron rod for the Southeast corner thereof, the Southwest corner of a called 0.69 acre tract as conveyed to Amanda Stankevitz, et vir (2021-313968) and continuing along the South line thereof and **PASSING** at 1,246.70 ft. a found ½ inch iron rod for the Southeast corner thereof, the Southeast corner of

Tract 7, Mitchell Subdivision, the Southwest corner of said 15.000 acre Hixon tract (738/437) and continuing along a portion of the South line thereof for a **TOTAL DISTANCE** of 1,614.83 ft. to the **PLACE OF BEGINNING** and containing 4.682 acres of land.

Basis of Bearings:

Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and areas are surface values reported in U.S. Survey Feet.



Steven M. Wisnoski July 21, 2025
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2016-02-02-01

