

METES AND BOUNDS DESCRIPTION
of a
10.01 Acre Tract
John B. Tong Survey, A-446, Grimes County, Texas
September 11, 2020

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the John B. Tong Survey, Abstract No. 446, being all of a called 10.010 acre tract as described in a General Warranty Deed with Vendor's Lien from Laurie A. Steiger Coleman, et vir to Dominick Anthony Faraci, III, et ux, dated December 28, 2012, of record in Volume 1446, Page 155 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at found 1/2 inch iron rod, at the Southerly base of a 2 inch iron pipe fence corner post, for the Southwest corner of the called 10.010 acre tract mentioned above, the Southerly Southeast corner of a called 31.410 acre tract as described in a Deed to Timothy Roesler, et ux (1255/80) and same being in the North margin of Grimes County Road 207 (1226/208);

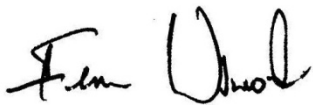
THENCE N 03°46'50" W, 919.51 ft., along a fenced and East line of said 31.410 acre Roesler tract (1255/80) and the West line of the called 10.010 acre tract mentioned above to a found 1/2 inch iron rod, disturbed and at the North base of a 2 inch iron pipe fence corner post, for the Northwest corner thereof and an interior corner of said 31.410 acre Roesler tract;

THENCE N 85°24'59" E, along the fenced and North line of the called 10.010 acre tract mentioned above, a South line of said 31.410 acre Roesler tract (1255/80) and **PASSING** at 51.07 ft. a found 5/8 inch iron rod, on the East side of a gate, for a Southeast corner thereof and the Southwest corner of a called 15.00 acre tract as described in a Deed to Jennifer Penny (1127/748) and continuing along a portion of the South line thereof for a **TOTAL DISTANCE** of 471.78 ft. to a found 1/2 inch iron rod, at the Southerly base of a 2 inch iron pipe fence corner post, for the Northeast corner of said 10.010 acre tract and the Northwest corner of a called 11.000 acre tract as described in a Deed to Herbert Bruner, et ux (1218/371);

THENCE S 03°46'29" E, along the East line of the called 10.010 acre tract mentioned above, the West line of said 11.000 acre Bruner tract (1218/371) and **PASSING** at 436.51 ft. a found 1/2 inch iron rod, with cap and 0.14 ft. to the right of this line, for the called Northwest corner of a called 5.717 acre tract as described in a Deed to Shaun Skrehot, et ux (1647/635) and continuing for a **TOTAL DISTANCE** of 928.77 ft. to a found 1/2 inch iron rod, with cap and at the Southerly base of a 2 inch iron pipe fence corner post, for the Southwest corner thereof, the Southeast corner of said 10.010 acre tract and same being in the North margin of Grimes County Road 207;

THENCE S 86°32'25" W, 471.65 ft., along the generally fenced and North margin of Grimes County Road 207 and the South line of the called 10.010 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 10.01 acres of land.

Basis of Bearings & Distances: Grid North, State Plane Coordinate System of 1983, Central Zone. All distances are grid and can be converted to surface by dividing by a combined scale factor of 0.999 900 020 296.



Steven M. Wisnoski 09-11-2020
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2020-08-19-01

