



MAY 5, 2020

METES AND BOUNDS DESCRIPTION
OF A 5.714 ACRE TRACT IN THE
JOSEPH T. ROBINSON SURVEY, A-390
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.714 ACRES IN THE JOSEPH T. ROBINSON SURVEY, A-390, GRIMES COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 5.60 ACRES IN THE DEED TO LEE R. DANNHEIM AND DONNA T. DANNHEIM, RECORDED IN VOLUME 994 PAGE 169 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.), SAID 5.714 ACRE TRACT FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 196.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KENNETH BUTTS, RECORDED IN VOLUME 1293, PAGE 244 OF THE R.P.R.G.C.T. MARKING THE SOUTHWEST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JODY LYNN BUTTS CARDA, RECORDED IN VOLUME 1612, PAGE 123 OF THE R.P.R.G.C.T. AND THE NORTHWEST AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE: N 86°38'09" E, ALONG THE SOUTH LINE OF SAID CARDA 10 ACRE TRACT FOR A DISTANCE OF **864.19 FEET** TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 29.33 ACRE TRACT OF LAND THE INTEREST OF WHICH IS VESTED IN C.W. HENRY, ACCORDING TO THE GRIMES COUNTY APPRAISAL DISTRICT, MARKING THE SOUTHEAST CORNER OF SAID CARDA TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 03°34'28" E, ALONG THE WEST LINE OF SAID HENRY TRACT FOR A DISTANCE OF **134.44 FEET** TO A 1/2 INCH IRON ROD SET NEAR A LEANING 20 INCH POST OAK TREE MARKING THE NORTHEAST CORNER OF A CALLED 10.53 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WENDY R. YORK RECORDED IN VOLUME 1279, PAGE 800 OF THE R.P.R.G.C.T. AND THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 86°38'09" W, ALONG THE NORTH LINE OF SAID YORK TRACT FOR A DISTANCE OF **614.90 FEET** TO A 1/2 INCH IRON ROD SET NEAR A CROSS TIE FENCE CORNER POST MARKING THE NORTHWEST CORNER OF SAID YORK TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 03°31'51" E, ALONG THE WEST LINE OF SAID YORK TRACT AND THE LOWER EAST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF **594.87 FEET** TO A 1/2 INCH IRON ROD SET ON THE NORTH RIGHT OF WAY, (R.O.W.) LINE OF STATE HIGHWAY 30, MARKING THE SOUTHWEST CORNER OF SAID YORK TRACT AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 66°43'53" W, ALONG THE NORTH R.O.W. OF STATE HIGHWAY 30 FOR A DISTANCE OF **279.40 FEET** TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED BUTTS TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE: N 03°31'51" W, ALONG THE EAST LINE OF SAID BUTTS TRACT FOR A DISTANCE OF 604.05 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.714 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN MAY OF 2020.

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



R.H. Bonds