

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 7.104 acres in the Joshua Hadley League, A-25, Grimes County, Texas, being the same tract as recorded in Vol. 1181, Page 516, of the Grimes County Official Records (G.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2", 3/8" and 5/8" iron rods found and referred to the previously recorded deed, and as surveyed on the ground on June 6th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06186, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the east corner of this tract, also being a point in the southwest right-of-way line of C.R. 279 (Variable Width R.O.W.), also being the southeast corner of the Floyd Busa called 87.29 acre tract, as recorded in Vol. 587, Page 277 of the G.C.O.R.;

THENCE South 22°01'34" East, a distance of 200.76 feet along the common line between this tract and said C.R. 279 to a 1/2" iron rod found for the east corner of this tract, also being a point in the northwest right-of-way line of State Highway 30 (Variable Width R.O.W.);

THENCE along the common line between this tract and said State Highway 30, for the following calls:

South 48°26'01" West, a distance of 150.03 feet to a 1/2" iron rod found for a bend in this tract;

South 56°14'12" West, a distance of 133.31 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

South 57°59'28" West, a distance of 88.89 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

South 67°02'21" West, a distance of 172.81 feet to a 1/2" iron rod found for the south corner of this tract, also being the east corner of the Gabriela Bonilla-Morales called 1.27 acre tract, as recorded in Vol. 1677, Page 591 of the G.C.O.R.;

THENCE along the common line between this tract and said Bonilla-Morales tract, for the following calls:

North 17°35'05" West, a distance of 150.00 feet to a 3/8" iron rod found for a bend in this tract;

South 76°43'19" West, a distance of 305.29 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the southwest corner of this tract, also being a point in the southeast line of the Floyd Busa called 23.00 acre tract, as recorded in Vol. 220, Page 91 of the G.C.O.R.;

THENCE North 16°35'11" East, a distance of 598.58 feet along the common line between this tract and said 23.00 acre tract, and then along the Floyd Busa called 2.00 acre tract, as recorded in Vol. 220, Page 91 of the G.C.O.R. to a 3/8" iron rod found for the north corner of this tract, also being a point in the southwest line of the said 87.29 acre tract;

THENCE South 72°43'21" East, a distance of 580.03 feet along the common line between this tract and said 87.29 acre tract to the **PLACE OF BEGINNING** containing 7.104 acres.

Adam Wallace



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Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00

24-06186-Hwy 30-15991-7acres-LEGAL —6/6/2024