

METES AND BOUNDS DESCRIPTION

**of a
4.176 Acre Tract
D. Arnold Survey, A-2
June 16, 2009**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the D. Arnold Survey, Abstract No. 2, being all of a called 4.175 acre tract of land as described in a Warranty Deed from Derryl T. Edwards, et ux, to Bruce Johnson, dated July 9, 2007, of record in Volume 1226, Page 439 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod for the Southeast corner of the called 4.175 acre tract mentioned above, the Northeast corner of a called 4.174 acre tract of land as described in a Deed to Bruce Johnson of record in Volume 1226, Page 566 of the Real Property Records of Grimes County, Texas and same being in the Southwest ROW line of Business State Highway 6;


THENCE S 68 deg. 38 min. 00 sec. W, 520.56 ft., along the Northwest line of said 4.174 acre Johnson tract (1226/566) and the Southeast line of the called 4.175 acre tract mentioned above to its Southwest corner, the Northwest corner of said 4.174 acre Johnson tract and same being in an East line of Stone Ridge Subdivision, Phase One, of record in Volume 1267, Page 142 of the Real Property Records of Grimes County, Texas, from which a found 5/8 inch iron rod brs. N 08 deg. 03 min. 44 sec. W, 0.19 ft.;

THENCE N 03 deg. 30 min. 08 sec. W, 421.63 ft., along an East line of said Stone Ridge Subdivision, Phase One and the West line of the called 4.175 acre tract mentioned above to a found 1/2 inch iron rod for its Northwest corner and same being the Southwest corner of a called 4.00 acre tract of land as described in a Deed to George Perez, et ux, of record in Volume 1060, Page 163 of the Real Property Records of Grimes County, Texas;

THENCE N 68 deg. 35 min. 50 sec. E, 385.71 ft., along the Southeast line of said 4.00 acre Perez tract (1060/163) and the Northwest line of the called 4.175 acre tract mentioned above to a found 1/2 inch iron rod for its Northeast corner, the Southeast corner of said 4.00 acre Perez tract and same being in the Southwest ROW line of Business State Highway 6;

THENCE S 22 deg. 09 min. 09 sec. E, 401.58 ft., along the Southwest ROW line of Business State Highway 6 and the Northeast line of the called 4.175 acre tract mentioned above to **THE PLACE OF BEGINNING** containing 4.176 acres of land.

Basis of Bearings: Grid North, NAD 1983, State Plane Coordinate System, Central Zone.



Steven M. Wisnoski
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2009-06-02-01

6/16/2009

Date