

OCTOBER 21, 2024

TRACT 1
METES AND BOUNDS DESCRIPTION
OF A 5.965 ACRE TRACT
PART OF SULPHUR CREEK SUBDIVISION (UNRECORDED)
IN THE J.C. SMITH SURVEY, A-425
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.965 ACRES OF LAND IN THE J.C. SMITH SURVEY, A-425, GRIMES COUNTY, TEXAS, BEING COMPRISED OF PARTS OF TRACTS 38 AND 39 OF THE SULPHUR CREEK SUBDIVISION (UNRECORDED), ALSO BEING PART OF A 9.99 ACRE TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN A DEED TO SHANE OSBORNE AND AMY OSBORNE, RECORDED IN VOLUME 1573, PAGE 467 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.) THIS TRACT BEING DESIGNATED AS **TRACT 1** ON THE PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITHIN THE RIGHT OF WAY, (R.O.W.) OF DEER RIDGE ROAD, (60 FT. R.O.W.) MARKING THE SOUTHEAST CORNER OF CALLED A 5.11 ACRE TRACT COMMONLY KNOWN AS LOT 40 OF SAID SUBDIVISION, AND THE MOST WESTERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT 1;

THENCE: N 49°03'48" E, ALONG THE SOUTHEAST LINE OF SAID LOT 40, AT 713.45 FT PASS A 5/8 INCH IRON ROD SET FOR REFERENCE, 10 FT. FROM CENTER OF SAID CREEK, CONTINUING FOR A **TOTAL DISTANCE OF 723.57 FEET** TO A CALCULATED CORNER IN SAID CREEK ON THE SOUTHWEST LINE OF LOT 46, A 12.9 ACRE TRACT OF SAID SUBDIVISION, MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTHWEST LINE OF SAID LOT 46 WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS;

- **S 71°31'12" E**, FOR A DISTANCE OF **139.68 FEET** TO A POINT IN SAID CREEK:
- **S 73°37'12" E**, FOR A DISTANCE OF **150.35 FEET** TO A POINT IN SAID CREEK:
- **S 89°55'07" E**, FOR A DISTANCE OF **38.31 FEET** TO A CALCULATED CORNER IN SAID CREEK MARKING THE EAST CORNER OF LOT 46 AND THE WEST CORNER OF A CALLED 231.04 ACRE TRACT DESCRIBED IN A DEED TO RICHARD A. FAULK TRUSTEE, RECORDED IN VOLUME 977, PAGE 227 OF THE R.P.R.G.C.T.;
- **S 23°28'03" E**, ALONG SAID FAULK TRACT FOR A DISTANCE OF **74.34 FEET** TO 5/8 INCH IRON ROD SET IN SAID CREEK MARKING THE NORTH CORNER OF A 9.12 ACRE TRACT DESIGNATED AS TRACT 2 ON THE PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION PLAT, AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT 1

THENCE: S 51°31'19" W, ALONG THE COMMON LINE OF SAID TRACTS 1 AND 2 FOR A DISTANCE OF **794.43 FEET** TO A 5/8 INCH IRON ROD SET IN THE CENTER OF THE ABOVE-MENTIONED DEER RIDGE ROAD MARKING A NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 1;

THENCE: ALONG THE CENTER OF SAID DEER RIDGE ROAD AND THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS;

- **N 69°02'12" W**, FOR A DISTANCE OF **219.58 FEET** TO A 5/8 INCH IRON ROD SET;
- **N 33°39'12" W**, FOR A DISTANCE OF **116.00 FEET** TO THE **POINT OF BEGINNING** CONTAINING IN ALL **5.965 ACRES**. AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN OCTOBER OF 2024.

BEARINGS BASED ON GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203

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



R.H. Bonds