

JULY 9, 2021

METES AND BOUNDS DESCRIPTION  
OF A 0.3247 ACRE, 14145 SQ. FT. TRACT  
COMPRISED OF  
LOT 1 & 2, & SOUTH 23 FT. OF LOT 3  
BLOCK 56 FELDER ADDITION  
TO THE CITY OF NAVASOTA IN THE  
D. ARNOLD SURVEY, A-2  
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.3247 ACRE OR 14145 SQUARE FEET OF LAND IN THE D. ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS, BEING ALL OF LOT 1 & 2, AND THE SOUTH 23 FEET OF LOT 3, BLOCK 56 OF THE FELDER ADDITION TO THE CITY OF NAVASOTA, ACCORDING TO THE PLAT RECORDED IN VOLUME 37, PAGE 516 OF THE DEED RECORDS OF GRIMES COUNTY TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO GRIMES COUNTY, RECORDED IN VOLUME 182, PAGE 25 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, (D.R.G.C.T.), SAID TRACT FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A ½ INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY, (R.O.W.) LINE OF PIEDMONT ROAD, (60 FT. R.O.W.), BEING THE WEST LINE OF SAID LOT 3, AND 23 FT. NORTH OF THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 56, MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PAMELA L. NELMS, BEING THE NORTH ½ OF LOT 3, AS RECORDED IN VOLUME 1236, PAGE 537 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.) MARKING THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

**THENCE: N 89°09'46" E**, ALONG THE SOUTH LINE OF SAID NELMS TRACT FOR A DISTANCE OF **115.00 FEET** TO ½ INCH IRON ROD FOUND ON THE WEST LINE OF A 20 FT. WIDE ALLEY MARKING THE SOUTHEAST CORNER OF SAID NELMS TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE: S 00°50'14" E**, ALONG THE WEST LINE OF SAID ALLEY WITH THE EAST LINES OF SAID LOTS 1,2, AND PART OF 3, FOR A DISTANCE OF **123.00 FEET** TO A ½ INCH IRON ROD FOUND ON THE NORTH LINE OF DALLAS STREET, (60 FT. R.O.W.) MARKING THE SOUTHEAST CORNER OF LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

**THENCE: S 89°09'46" W**, ALONG THE NORTH LINE OF SAID DALLAS STREET FOR A DISTANCE OF **115.00 FEET** TO A ½ INCH IRON ROD FOUND AT THE INTERSECTION OF SAME WITH THE EAST R.O.W. LINE OF PIEDMONT ROAD MARKING THE SOUTHWEST CORNER OF LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

**THENCE: N 00°50'14" W**, ALONG THE EAST R.O.W. LINE OF SAID PIEDMONT ROAD, WITH THE WEST LINES OF SAID LOTS, 1,2, AND PART OF 3 FOR A DISTANCE OF **123.00 FEET** TO **THE POINT OF BEGINNING** CONTAINING IN ALL **0.3247 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JULY OF 2021.

BEARINGS REFERENCED HEREIN ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

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



*R.H. Bonds*