

MAY 5, 2022

METES AND BOUNDS DESCRIPTION
OF A 0.1090 ACRE 4750.00 SQ.FT. TRACT
OUT OF LOT 10 / 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 0.1090 ACRES OR 4750.00 SQUARE FEET OF LAND IN THE D. ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS, BEING THE REMAINDER OF LOT 10, BLOCK 56 OF THE FELDER ADDITION TO THE CITY OF NAVASOTA AS DESCRIBED IN THE DEED GRIMES COUNTY RECORDED IN VOLUME 355, PAGE 145, OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS SAVE AND EXCEPT THE EAST 20 FEET OF SAID LOT AS DESCRIBED IN THE DEED TO THE CITY OF NAVASOTA RECORDED IN VOLUME 650, PAGE 657 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF A 20 FOOT WIDE ALLEY MARKING THE NORTHWEST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF LOT 9, BLOCK 56, OF THE FELDER ADDITION FROM WHICH A ½ INCH IRON ROD FOUND BEARS: S 81°10'15" W, 0.22 FT.,

THENCE: N 89°09'46" E, ALONG THE SOUTH LINE OF LOT 9 FOR A DISTANCE OF **95.00 FEET** TO A ½ INCH IRON ROD SET MARKING THE NORTHWEST OF SAID CITY OF NAVASOTA TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 00°50'14" E, FOR A DISTANCE OF **50.00 FEET** TO A ½ INCH IRON ROD SET ON THE NORTH RIGHT OF WAY, R.O.W. LINE OF DALLAS STREET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE: S 89°09'46" W, ALONG THE NORTH LINE OF SAID DALLAS STREET FOR A DISTANCE OF **95.00 FEET** TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 00°50'14" W, ALONG THW EAST LINE OF SAID 20 FOOT WIDE ALLEY FOR A DISTANCE OF **50.00 FEET** TO **THE POINT OF BEGINNING** CONTAINING IN ALL **0.1090 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN MAY 2022.

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