

METES AND BOUNDS DESCRIPTION
of a
21.48 Acre Tract - Tract 6
Andrew J. Bond Survey, A-100
Grimes County, Texas
March 20, 2019

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Andrew J. Bond Survey, Abstract No. 100, being a part of a called 140.0 acre tract as described in a General Warranty Deed with Vendor's Lien from John H. Hatcher, Trustee to Brant J. Malek, et ux, dated October 22, 2018, of record in Volume 1714, Page 629 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, at the Northwest base of a 3 inch iron pipe fence corner post, for the Easterly Northeast corner of the called 140.0 acre tract mentioned above, in the fenced and Southwest margin of Grimes County maintained Public Road 180 (1226/208), being the Southeast corner of a 52.49 acre tract previously surveyed by Adam Wallace on January 5, 2018 which is a part of the residue of a called 216.4 acre tract as described in a Deed to the J.L Hatcher Trust (1557/364);

THENCE S 08°39'56" E, 192.60 ft., along the generally fenced and West margin of said road and an East line of the called 140.0 acre tract mentioned above to a set 5/8 inch iron rod for an angle point in same for corner;

THENCE S 07°18'12" E, 249.31 ft., along the generally fenced and West margin of said road and an East line of the called 140.0 acre tract mentioned above to a set 5/8 inch iron rod, 3.8 ft. East of a barbed wire fence line, for the Southeast corner of the tract of land herein described;

THENCE S 64°27'49" W, 1,926.39 ft., crossing over the called 140.0 acre tract mentioned above to a found 1/2 inch iron rod, at the Northeast side of a 2 inch iron pipe fence corner post, for an interior corner of said 140.0 acre tract, the Northeast corner of a called 32.345 acre tract as described in a Deed to David Crenshaw (1039/353) and same being the Southwesterly corner of the tract of land herein described;

THENCE N 30°19'33" E, 1,311.61 ft., along the Northwest line of the tract of land herein described to a found 1/2 inch iron rod, with cap at the Southwest base of a 3 inch iron pipe fence corner, for the Northwest corner thereof, an interior corner of the called 140.0 acre tract mentioned above and same being the Southwest corner of said 52.49 acre residue tract (1557/364);

THENCE N 82°22'16" E, 1,024.31 ft., along the fenced and South line of said 52.49 acre residue tract (1557/364) and a North line of the called 140.0 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 21.48 acres of land.

Basis of Bearings & Distances:

Grid North, State Plane Coordinate System of 1983, Central Zone, Epoch 2010, Geoid 2012B.

Distances can be converted to surface by multiplying by a combined scale factor of 1.000 100 33.

Steven M. Wisnoski 03-20-2019
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Job #: 2018-10-24-03

