

METES AND BOUNDS DESCRIPTION
of a
21.48 Acre Tract - Tract 7
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:

COMMENCING 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 Northeast corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described;

THENCE S 07°18'12" E, 338.08 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, 2.7 ft. East of a barbed wire fence line, for the Southeast corner of the tract of land herein described;

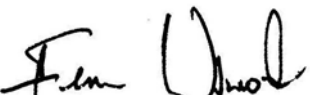
THENCE S 55°23'17" W, 1,813.74 ft., crossing over the called 140.0 acre tract mentioned above to a set 5/8 inch iron rod, 2.3 ft. North of a barbed wire fence line, for the Southerly or Southeast corner of the tract of land herein described in a South line of said 140.0 acre tract and same being in the Northeast line of a called 178.91 acre tract as described in a Deed to 180 Land & Cattle, LLC (1673/825);

THENCE N 57°50'27" W, 524.66 ft., along a generally fenced and Southwest line of the called 140.0 acre tract mentioned above and the Northeast line of said 178.91 acre 180 Land & Cattle, LLC tract (1673/825) to a found 1/2 inch iron rod, with cap and 17.7 ft. Westerly from a 2 inch iron pipe fence corner post, for the Northwest corner thereof, a Southwest corner of said 140.0 acre tract and same being in the Southeast line of a called 32.345 acre tract as described in a Deed to David Crenshaw (1039/353);

THENCE N 31°19'23" E, 299.53 ft., along the Southeast line of said 32.345 acre Crenshaw tract (1039/353) and a Northwest line of the called 140.0 acre tract mentioned above to a found 1/2 inch iron rod, at the Easterly base of a 2 inch iron pipe fence corner post, for an interior corner thereof and the Northeast corner of said 32.345 acre Crenshaw tract;

THENCE N 64°27'49" E, 1,926.39 ft., crossing over the called 140.0 acre tract mentioned above to the **TRUE 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
Registered Professional Land Surveyor
State of Texas No. 6006
TBPLS Firm #: 10085300
Job #: 2018-10-24-03

