

**METES AND BOUNDS DESCRIPTION**  
of a  
**21.48 Acre Tract - Tract 8**  
**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, 587.39 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 Northeast corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described;

THENCE S 07°18'12" E, 192.30 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, 4.2 ft. West of a barbed wire fence line, for an angle point in same for corner;


THENCE S 12°58'37" E, 145.78 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 found PK Nail in the top of a 13 inch treated fence corner post for the Easterly corner thereof and the occupied and apparent Northwest corner of a called 30.15 acre tract as described in a Deed to Carolyn Hallmark Kimich (779/793);

THENCE S 32°31'50" W, 1,415.44 ft., along the generally fenced and Northwest line of said 30.15 acre Kimich tract (779/793) and the Southeast line of the called 140.0 acre tract mentioned above to a found tie rod end, 1.0 ft. Easterly from an old 6 inch bois'd arc fence corner post, for the Southeast corner thereof and the Northeast corner 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, 931.72 ft., along the generally fenced and Northeast line of said 180 Land & Cattle, LLC tract (1673/825) and a Southwest line of the called 140.0 acre tract mentioned above to a set 5/8 inch iron rod, 2.9 ft. North of a barbed wire fence line, for the Southwest corner of the tract of land herein described;

THENCE N 55°23'17" E, 1,813.74 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.

  
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Steven M. Wisnoski      03-20-2019  
Registered Professional Land Surveyor  
State of Texas No. 6006  
TBPLS Firm #: 10085300  
Job #: 2018-10-24-03

