

METES AND BOUNDS DESCRIPTION
of a
20.00 Acre Tract - Tract 5
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 Westerly Southwest corner of the called 140.0 acre tract mentioned above, in the Northeast line of a called 32.345 acre tract as described in a Deed to David Crenshaw (1039/353) and same being in the fenced and Southeast margin of Grimes County maintained Public Road 180 (1226/208);

THENCE N 32°53'14" E, 522.17 ft., along the generally fenced and Southeast margin of said Road and a Northwest line of the called 140.0 acre tract mentioned above to a set 5/8 inch iron rod for the Northwest corner thereof

THENCE S 57°49'54" E, 1,656.90 ft., crossing into the called 140.0 acre tract mentioned above to a set 5/8 inch iron rod for the Northeast corner of the tract of land herein described;

THENCE S 30°19'33" W, 522.39 ft., along the Southeast line of the tract of land herein described to a found 1/2 inch iron rod, at the Easterly side of a 2 inch iron pipe fence corner, for an interior corner of the 140.0 acre tract mentioned above and same being the Northeast corner of a called 32.345 acre tract as described in a Deed to David Crenshaw (1039/353);

THENCE N 57°49'54" W, 1,680.24 ft., along a generally fenced and Southwest line of the called 140.0 acre tract mentioned above and the Northeast line of said 32.345 acre Crenshaw tract (1039/353) to the **TRUE PLACE OF BEGINNING** and containing 20.00 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

