

METES AND BOUNDS DESCRIPTION

of a
10.00 Acre Tract - Tract 2
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 Southwest base of a 3 inch galvanized iron pipe fence corner post, for the Northwest corner of the called 140.0 acre tract mentioned above, the Westerly Southwest corner of a 52.49 acre tract as surveyed by Adam Wallace on January 5, 2018, the Westerly Southwest corner of the residue of a called 216.4 acre tract as described in a Deed to J.L. Hatcher Trust (1557/364) and same being in the fenced and Southeast margin of Grimes County maintained Public Road 180 (1226/208);

THENCE S 57°53'38" E, 193.59 ft., along a generally fenced and Southwest line of the residue of said 216.4 acre Hatcher Trust tract (1557/364) and a Northeast line of the called 140.0 acre tract mentioned above to a found 1/2 inch iron rod, at the Westerly base of a 3 inch iron pipe fence corner post, for its Northerly Northeast corner;

THENCE S 14°50'04" E, 1,087.40 ft., along a generally fenced and Northeast line of the called 140.0 acre tract mentioned above and the Southwest line of said 216.4 acre Hatcher Trust residue tract (1557/364) to a set 5/8 inch iron rod for the Northeast corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described;

THENCE S 14°50'04" E, 157.04 ft., along a generally fenced and Northeast line of the called 140.0 acre tract mentioned above and the Southwest line of said 216.4 acre Hatcher Trust residue tract (1557/364) to a found 5/8 inch iron rod, at the Southerly base of a 3 inch iron pipe fence post, for an angle point in said line for corner;

THENCE S 18°01'08" E, 402.90 ft., along the generally fenced and Northeast line of the called 140.0 acre tract mentioned above and the Southwest line of said 216.4 acre Hatcher Trust residue tract (1557/364) to a set 5/8 inch iron rod for the Southeast corner of the tract of land herein described, from which a found 5/8 inch iron rod, at the Southwest base of a 3 inch iron pipe fence corner post, for an interior corner of said 140.0 acre tract brs. S 18°01'08" E, 263.40 ft.;

THENCE N 57°49'54" W, 1,413.94 ft., crossing over the called 140.0 acre tract mentioned above and along the Southwest line of the tract of land herein described to a set 5/8 inch iron rod for the Southwest corner thereof in a generally fenced and Northwest line of said 140.0 acre tract and the Southeast margin of Grimes County maintained Public Road 180;

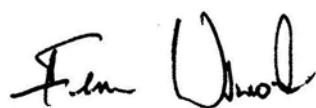
THENCE N 33°20'38" E, 365.14 ft., along the generally fenced and Southeast margin of said Road and a Northwest line of the called 140.0 acre tract mentioned above to a set 5/8 inch iron rod for the Northwest corner of the tract of land herein described;

THENCE S 57°49'54" E, 982.11 ft., crossing over the called 140.0 acre tract mentioned above and along the Northeast line of the tract of land herein described to the **TRUE PLACE OF BEGINNING** and containing 10.00 acres of land.

Basis of Bearings & Distances:

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

Distances are grid and 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