

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION**  
of a  
**14.00 Acre Tract**  
**Nancy Anderson League, A-72**  
**Grimes County, Texas**  
**September 7, 2016**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Nancy Anderson League, Abstract No. 72, being a part of a called 24.49 acre tract as described in a General Warranty Deed with Vendor's Lien from Larry Snook, et ux to Robert H. Lang, Jr., dated May 11, 2016, of record in Volume 1598, Page 623 of the Real Property Records of Grimes County, Texas and more fully described as follows:

**BEGINNING** at a found 14 inch treated fence corner post for the Northeast corner of the called 24.49 acre tract mentioned above, the apparent Northwest corner of a called 0.50 acre tract as described in a Deed to Glen Harmon (1572/517), being the Southeast corner of a called 1.51 acre tract conveyed to the State of Texas for Right of Way (149/361) and same being in the Southwest ROW line of State Highway 39 (100 ft. ROW), from which a found 1/2 inch iron rod brs. N 15°58'45" E, 1.07 ft.;

THENCE S 15°58'45" W, along the fenced and Southeast line of the called 24.49 acre tract mentioned above, the Northwest line of said 0.50 acre Harmon tract (1572/517) and **PASSING** at 451.93 ft. a found 1/2 inch iron rod, at the base of a 3 inch by 3 inch iron fence corner post, for its Southwest corner and a Northerly corner of the residue of a called 75.783 acre tract as described in a Deed to Glen R. Harmon, et ux (369/315) and continuing along the common line of said 75.783 acre Harmon tract and said 24.49 acre tract for a **TOTAL DISTANCE** of 742.82 ft. to a found new 8 inch cedar fence corner post for its occupied Southeast corner and an interior corner of said 75.783 acre Harmon tract, from which a found broken t-post brs. S 68°09'09" E, 0.70 ft. and a found Dead 24" Post Oak tree (no visible "X" - called for in 75.783 acre Harmon Deed) brs. N 04°48'13" W, 43.1 ft.;

THENCE N 76°03'40" W, 660.74 ft., along a new netwire fence line located on a Northeast line of said 75.783 acre Harmon tract (369/315) and along the occupied Southerly line of the called 24.49 acre tract mentioned above to a set 5/8 inch iron rod for the Southwest corner of the tract of land herein described and the Southeast corner of a 10.49 acre tract surveyed this date, from which a found 3/8 inch iron rod, at the Westerly base of a 14 inch treated fence corner post, for the occupied Southwest corner of said 24.49 acre tract, the Westerly Northwest corner of said 75.783 acre Harmon tract and same being in the occupied Easterly line of a called 274.37 acre tract, more or less, as described in a Deed to Shirley Jean Essman (654/450) brs. N 76°03'40" W, 377.04 ft.;

THENCE N 16°08'04" E, 1,108.25 ft., crossing over the called 24.49 acre tract mentioned above and along the West line of the tract of land herein described to a set 5/8 inch iron rod, in a new barbed wire fence line and near the Westerly high bank of a small creek, for its Northwest corner, in the occupied Southwest line of said 1.51 acre State of Texas tract (149/361) and same being in the Southwest ROW line of State Highway 39, from which a found 1/2 inch iron rod for the Northwest corner of said 24.49 acre tract brs. N 46°32'23" W, 424.09 ft.;

Loan No.: 941351  
Borrower.: Micah Bosley  
Assn.: Capital Farm Credit, FLCA  
Branch: Conroe

Doc  
00282442 Bk  
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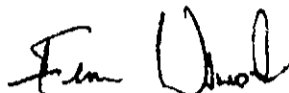
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THENCE S 46°32'23" E, 740.92 ft., along the fenced and Southwest line of State Highway 39, the Southwest line of said 1.51 acre State of Texas tract (149/361) and the Northeast line of the called 24.49 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 14.00 acres of land.

BASIS OF BEARING

Grid North, State Plane Coordinate System of 1983, Central Zone.



Steven M. Wisnoski September 7, 2016  
Registered Professional Land Surveyor  
State of Texas No. 6006  
Job #: 2016-03-17-01

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Filed for Record in:  
Grimes County  
On: Sep 26, 2016 at 10:31A  
As a RECORDINGS

Document Number: 00282442  
Amount 52.00  
Receipt Number - 87584  
By: Barbara Kimich

STATE OF TEXAS COUNTY OF GRIMES  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of:  
Grimes County  
as stamped hereon by me.  
Sep 26, 2016

David Pasket, Grimes County Clerk  
Grimes County