

STATE OF TEXAS §

COUNTY OF GRIMES §

A **METES & BOUNDS** description of a certain 30.00 acre tract situated in the William McGuffin Survey, Abstract No. 39 in Grimes County, Texas, being all of the remainder of a called 145.156 acre tract conveyed by Warranty Deed to REAGAN AACI, LLC recorded in Document No. 315107 of the Real Property Records of Grimes County (RPRGC); said 30.00 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203);

BEGINNING at a previously set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking a west corner of the herein described subject tract, being common with a west corner of said remainder tract, the south corner of a called 12.50 acre tract conveyed by Warranty Deed with Vendor's Lien to Jordan Delaney Miller and James David Miller recorded in Document No. 318459 RPRGC, and being in the northeast occupied right-of-way line of County Road 229 (Variable Width Right-of-Way);

THENCE along common lines of said remainder tract and said 12.50 acre tract, the following two (2) courses and distances:

1. North 66°52'45" East, 1941.48 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones|Carter");
2. North 23°07'15" West, 279.89 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking a northerly west corner of the herein described subject tract, being common with the north corner of said 12.50 acre tract, and being in the southeast line of a called 75.00 acre tract conveyed by General Warranty Deed with Vendor's Lien to Bruno J. Maciejewski recorded in Volume 1282, Page 19 RPRGC;

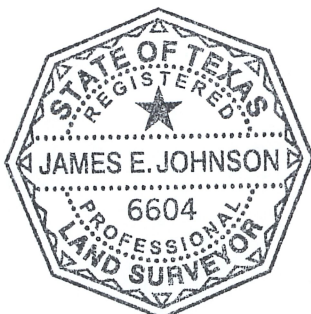
THENCE North 66°52'45" East, along the common line of said remainder tract and said 75.00 acre tract, 1434.40 feet to a found 1/2-inch iron rod marking the north corner of the herein described subject tract, being common with the east corner of said 75.00 acre tract, and being in the southwest line of Tract 20, Block 3 of Final Plat, Independence Estates conveyed by Warranty Deed with Vendor's Lien to Lori Batson and/or Christopher Alberson recorded in Volume 1580, Page 252 RPRGC;

THENCE South 23°34'06" East, along the common line of said remainder tract and said Tract 20, 548.00 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the east corner of the herein described subject tract, being common with the north corner of a called 40.04 acre tract conveyed by Warranty Deed with Vendor's Lien to Debra Hudson Eaves, Et Al and being in the southwest line of Tract 19, Block 3 of the Final Plat, Independence Estates conveyed by Warranty Deed to Maciejewski, Bruno &/or Patricia recorded in Volume 1686, Page 795 RPRGC;

THENCE South 66°52'45" West, along the common line of said remainder tract and said 40.04 acre tract, passing at 926.48 feet a previously set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking a northerly west corner of said 40.04 acre tract, being common with the north corner of a called 25.00 acre tract conveyed by Warranty Deed with Vendor's Lien to Laura Fu recorded in Document No. 317295 RPRGC, continuing in all a total distance of 3374.96 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the south corner of the herein described subject tract, being common with the west corner of said 25.00 acre tract, and being in aforementioned northeast occupied right-of-way line of County Road 229;

THENCE along said northeast occupied right-of-way line of County Road 229, the following two (2) courses and distances:

1. North 23°26'38" West, 103.48 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones|Carter");
2. North 24°43'37" West, 164.68 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones|Carter") to the **POINT OF BEGINNING, CONTAINING** 30.00 acres of land in Grimes County, Texas, as shown on Drawing No. 17769 filed in the offices of Quiddity in College Station, Texas.



James E. Johnson
8/11/22