

**STATE OF TEXAS
COUNTY OF GRIMES
JOHN J. WHITESIDE SURVEY, ABSTRACT No. 61
AND
CALEB WALLACE SURVEY, ABSTRACT No. 58**

All that certain tract or parcel of land situated in Grimes County, Texas, being parts of the John J. Whiteside Survey, Abstract No. 61, and the Caleb Wallace Survey, Abstract No. 58, being all of a called 8.3484 Acre tract conveyed from James R. Spears, independent executor of the estate of Betty Gail Donahue to 7-D Investments, LP, by deed dated June 5, 2017 recorded in Volume 1650, Page 83 of the Official Real Property Records of Grimes County, part of that same tract of land conveyed from Fred Keith Debault and Rhonda Delaine Debault to 7-D Investments, LP, by deed dated January 17, 2017 recorded in Volume 1633, Page 324 of the Official Real Property Records of Grimes County and all of a called 7.203 Acre tract conveyed from Last Dime, LLC. to 7-D Investments, LP, by deed dated October 10, 2019 recorded in Grimes County Clerk's File Number 2019-305418 of the Official Real Property Records of Grimes County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING; at a 1/2" iron rod found at the intersection of the east right-of-way line of F.M. 362 (variable width right-of-way) and the North right-of-way line of County Road 305 (variable width right-of-way), as recorded under volume 1226, pages 208 through 219, Grimes County Deed Records for the southwest corner of a called 60.444 acre tract conveyed to Inspira Financial Trust, LLC., as recorded under Grimes County Clerk's File Number 2024-338615;

THENCE, N 86°59'42" E - 1058.23' along the common line of the north right-of-way line of said County Road 305 and of said 60.444 acre tract to a 1/2" iron rod found for the southeast corner of said 60.444 acre tract, the southwest corner of said 8.3484 acre tract and POINT OF BEGINNING of the herein described tract

THENCE, N 00°34'40" W - 768.87' along the common line of said 60.444 acre tract and said 8.3484 acre tract to a capped 5/8" iron rod found for the northwest corner of said 8.3484 acre tract;

THENCE, N 03°56'38" W - 1084.88' along the east line of said 60.444 acre tract to an iron fence post in the south line of a called 802.94 acre tract conveyed to Last Dime LLC., as recorded under volume 1337, page 67, Grimes County Real Property Records for the northeast corner of said 60.444 acre tract and the most westerly northwest corner of the herein described tract, from which for reference a found 5/8 inch iron rod capped (GESSNER ENG) bears S 86°52'26" W - 8.06';

THENCE along the common line between the said 802.94 Acre tract and the herein described tract for the following courses and distances:

N 86°32'05" E - 2233.56' to a found T-Post at the most southerly southeast corner of the said 802.94 Acre tract, for an interior ell corner of this tract;

N 03°29'07" W - 2021.04' to a found 5/8" iron rod capped (GESSNER ENG) for the southwest corner of a called 7.203 Acre tract conveyed to Last Dime, LLC in Grimes County Clerk's File Number 2019-305419, an exterior ell corner of this tract;

THENCE N 86°59'41" E - 1946.50' to a point for the southwest corner of a called 7.203 Acre tract conveyed to 7-D Investments, L.P. in Grimes County Clerk's File Number 2019-305418, an exterior ell corner of this tract from which for reference a found fence corner post bears N 44°21'46" W - 1.86';

THENCE N 02°16'17" W along the common line between the said 802.94 Acre tract, the said 7.203 Acre tract a distance of 683.81' to a found 5/8" iron rod capped (GESSNER ENG) marking the northwest corner of the said 7.203 Acre tract for an interior ell corner of this tract;

THENCE along the common line between the said 802.94 Acre tract and the herein described tract for the following courses and distances:

S 87°51'19" W - 678.78' to a found 1/2" iron rod for an exterior ell corner of this tract;

N 06°38'03" W - 1522.65' to a found fence corner post for an interior ell corner of this tract;

N 71°56'29" W - 68.21' to a found 3" iron fence corner post at an exterior ell corner of a called 215.305 Acre tract conveyed to HRV Realty Co., L.P. in Volume 1542, Page 023, for an exterior ell corner of this tract;

THENCE along the common line between the said 215.305 Acre tract and the herein described tract for the following courses and distances:

N 08°44'18" W - 125.08' to a found 1" iron pipe for the common most northerly northwest corner of the herein described tract;

N 89°44'23" E - 2689.03' to a found 3" iron fence corner post for the common most northerly northeast corner of the herein described tract;

S 04°14'01" E - 22.24' to a found 3" iron fence corner post at the northwest corner of a called 17.4 Acre tract conveyed to Blanche H. White in Volume 185, Page 316 of the Grimes County Deed Records, for an exterior ell corner of this tract;

THENCE S 03°14'46" E - 2026.88' along the common line between the said 17.4 Acre tract and the herein described tract to a found 1-1/2" iron pipe at the southwest corner of the said 17.4 Acre tract and the northwest corner of a called 51.794 Acre tract conveyed to Chad and Amy Nobles in Grimes County Clerk's File Number 2020-306859, for an exterior ell corner of this tract;

THENCE along the common line between the said 51.794 Acre tract and an 11.409 Acre tract conveyed to Chad and Amy Nobles in Grimes County Clerk's File Number 2020-306859 respectively for the following courses and distances:

S 00°58'33" W - 217.86' to a found 1/2" iron pipe for an interior ell corner of this tract;

S 01°26'38" E - 222.26' to a found 1/2" iron pipe for an interior ell corner of this tract;

S 07°28'22" E - 383.65' to a found point for an exterior ell corner of this tract;

S 04°41'10" E - 82.37' to a found 1/2" iron rod for an exterior ell corner of this tract;

S 03°20'17" E - 519.48' to a found 1/2" iron rod at the southwest corner of the said 11.409 Acre tract, for an interior ell corner of this tract;

N 82°06'58" E - 1323.93' to a 1/2" iron rod found for a westerly corner of a called 382.081 acre tract conveyed to Whitehall 386, LP, as recorded under Grimes County clerk's File Number 2024-339422 and for the most easterly northeast corner of the herein described tract;

THENCE along the common line of said 382.081 acre tract and of the herein described tract, the following courses and distances:

S 37°36'08" W - 171.54' to a found 3 inch game fence post for an angle point of this tract;

S 09°59'56" W - 513.84' to a found 3 inch game fence post for an angle point of this tract;

S 10°56'02" E - 689.96' to a found 3 inch game fence post for an angle point of this tract;

S 87°22'06" W - 25.80' to a found 3 inch game fence post for an angle point of this tract;

S 88°06'20" W - 400.79' to a found 3 inch game fence post for an angle point of this tract;

S 87°48'30" W - 505.76' to a found 3 inch game fence post for an angle point of this tract;

S 05°41'30" W - 465.07' to a found 3 inch game fence post for an angle point of this tract;

S 05°31'37" W - 526.21' to a found 3 inch game fence post for an angle point of this tract;

S 03°42'50" E - 529.64' to a capped 1/2" iron rod found within the right-of-way line of said County Road 305 for the southwest corner of said 382.081 acre tract and the most easterly southeast corner of the herein described tract;

THENCE S 86°31'01" W continuing within the said County Road 305, at a distance of 282.29' pass a found 1/2" iron rod at right angle bears N 0328'59" W - 36.62' and continuing for a total distance of 436.74' to a 1/2" iron rod capped (TETRA) set in the centerline of Beason Creek and a gravel road, at the northwest corner of the said 656.599 Acre tract, for an interior ell corner of this tract;

THENCE, generally along the center of said gravel road within County Road 305 and the South line of the herein described tract of land the following seven courses and distances:

S 86° 31' 01" W - 223.30' to a 1/2" iron rod capped (TETRA) set;

S 89° 49' 44" W - 603.13' to a 1/2" iron rod capped (TETRA) set;

S 86° 26' 21" W - 2696.01' to a 1/2" iron rod capped (TETRA) set;

S 85° 39' 52" W - 447.56' to a 1/2" iron rod capped (TETRA) set;
S 87° 10' 22" W - 737.17' to a 1/2" iron rod capped (TETRA) set;
S 71° 06' 28" W - 389.40' to a 1/2" iron rod capped (TETRA) set;
S 82° 45' 33" W - 130.95' to a 1/2" iron rod capped (TETRA) set;

THENCE N 10°14'45" W - 27.84 to a found 1/2" iron rod capped (TRIAD) in the north right-of-way line of County Road 305, for the southeast corner of said 8.3484 Acre tract;

THENCE N 77°16'23" W along the southwest line of the said 8.3484 Acre tract a distance of 525.51' to the POINT OF BEGINNING containing within these calls 603.602 Acres of land of which 3.791 Acres lies within the fenced margins of the publically travelled County Road 305 leaving a net acreage of 599.811 Acres.

NOTE:

BEARINGS CONTAINED WITHIN THIS DESCRIPTION ARE REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203).

ALL DOCUMENTS CITED IN THIS DESCRIPTION ARE FROM THE OFFICIAL REAL PROPERTY RECORDS OF GRIMES COUNTY UNLESS SPECIFIED OTHERWISE