

# LONE STAR

LAND SURVEYING & MAPPING

Being 7.982 acres of land, being a called 8.00 acre tract, also located in the Robert Armour Survey, A-1, Grimes County, Texas, according to the recorded deed thereof in Volume 615, Page 450 of the Real Property Records of Grimes County, Texas, said 7.982 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the centerline of John Rice Drive for the most westerly corner of herein described tract from which a 1/2" iron rod found for reference bears S56°40'07"E, 30.00', point also having a Texas State Plane Coordinate of N-10,236,076.21939, E-3,619,860.79579, Central Zone (4203), NAD83;

**THENCE** North 33 degrees 17 minutes 12 seconds East, with the centerline of John Rice Drive, a distance of 412.57 feet to an angle point of herein described tract;

**THENCE** North 37 degrees 48 minutes 53 seconds East, with the centerline of John Rice Drive, a distance of 404.55 feet to point for the most northerly corner of herein described tract from which a 1/2" iron rod found for reference bears S72°37'40"E, 31.37';

**THENCE** South 72 degrees 37 minutes 40 seconds East, a distance of 176.12 feet to 1/2" iron rod found for an angle point of herein described tract;

**THENCE** South 72 degrees 24 minutes 26 seconds East, a distance of 248.82 feet to a 1/2" iron rod found for the most easterly corner of herein described tract;

**THENCE** South 37 degrees 58 minutes 29 seconds West, a distance of 534.79 feet to a 1/2" iron rod found for an angle point of herein described tract;

**THENCE** South 33 degrees 28 minutes 28 seconds West, a distance of 398.76 feet to a 1/2" iron rod found for the most southerly corner of herein described tract;

**THENCE** North 56 degrees 40 minutes 07 seconds West, a distance of 395.84 feet to the POINT OF BEGINNING of herein described tract, containing 7.982 acres of land.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision, this 13th day of August, 2022.

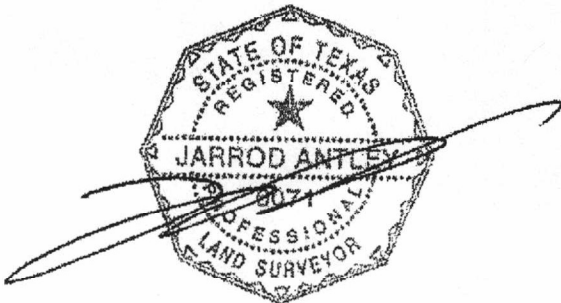


EXHIBIT "A"  
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