

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 15.00 acres in the B.B.B. and C.R.R. Co. Survey, A-139, Grimes County, Texas, being the same tract as recorded in Vol. 1596, Page 133, of the Grimes County Official Records (G.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 3/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on August 21st of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2025-07458, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with orange plastic cap marked "WISNOSKI" found for the southwest corner of this tract, also being a point in the north right-of-way Luthe Road (60' R.O.W.), as recorded in Vol. 376, Page 243 and Vol. 376, Page 228 of the G.C.O.R., also being the southeast corner of the Douglas Ray and Carolyn Wallace called 15.00 acre tract, as recorded in Vol. 1376, Page 160 of the G.C.O.R., from which a 3/8" iron rod found bent bears S 26°21'02" E, a distance of 0.60 feet for reference;

THENCE North 3°23'36" West, a distance of 1425.99 feet along the common line between this tract and said Wallace tract to a 2" iron pipe found for the northwest corner of this tract, also being a point in the south line of the Last Wagon Ranch LLC called 431.28 acre tract, as recorded in Vol. 1226, Page 189 of the G.C.O.R.;

THENCE along the common line between this tract and said 431.28 acre tract, for the following calls:

North 86°35'36" East, a distance of 73.18 feet to a point for a bend in this tract;

North 84°54'47" East, a distance of 384.82 feet to a 3/8" iron rod found for the northeast corner of this tract, also being the northwest corner of the Walter E. Garrett called 16.27 acre tract, as recorded in Vol. 415, Page 586 of the G.C.O.R.;

THENCE South 3°24'11" East, a distance of 1428.40 feet along the common line between this tract and said Garrett tract to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the southeast corner of this tract, also being a point in the north right-of-way Luthe Road;

THENCE South 85°28'58" West, a distance of 458.16 feet along the common line between this tract and said Luthe Road to the **PLACE OF BEGINNING** containing 15.00 acres.



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
25-07458-Luthe Rd-3656-LEGAL —8/21/2025