

being out of a 100 acre tract, and described in a Contract of Sales and Purchase from the Veterans Land Board to William David Mack, of record in Vol. 221, Page 225, of the Deed Records of Grimes County, Texas, and more fully described as follows:

BEGINNING at the S.W. corner of said 100 acre tract, a 1/2 inch pipe for corner.

THENCE N 1° 00' W, along the west line of said 100 acre tract, 266.98 vrs. to a 4 inch pipe for corner.

THENCE S 75° 16' E, 418.33 vrs. to a 3/8 inch rod for corner.

THENCE S 1° 00' E, 153.62^{VRS} to a 3/8 inch rod for corner on the south line of said tract.

THENCE S 89° 00' W, along the south line of said 100 acre tract, 402.65 vrs. to the place of beginning, containing 15.00 acres, also shown on plat marked Exhibit "A-1" attached hereto and made a part hereof.

SAVE AND EXCEPT the following described 3.0 acre tract of land:

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, and being part of the JOHN F. MARTIN SURVEY, Abstract No. 312, also being out of and a part of a 15.0 acre tract described in Warranty Deed from Weyman H. Smith, et ux, to Howard K. Jones, et ux, dated October 3, 1983, of record in Vol. 488, Page 809, Real Property Records of Grimes County, Texas, and more fully described as follows.

BEGINNING at a set 3/8 inch iron rod for the NE corner of the tract being described in the North line of said 15.0 acre tract mentioned above and same being set N 75 deg. 16 min. W, 318.39 ft., from its NE corner.

THENCE S 14 deg. 41 min. 34 sec. W, 400.35 ft., along the East line of the tract being described to a set 3/8 inch iron rod in the North line of a public road which runs through said 15.0 acre tract.

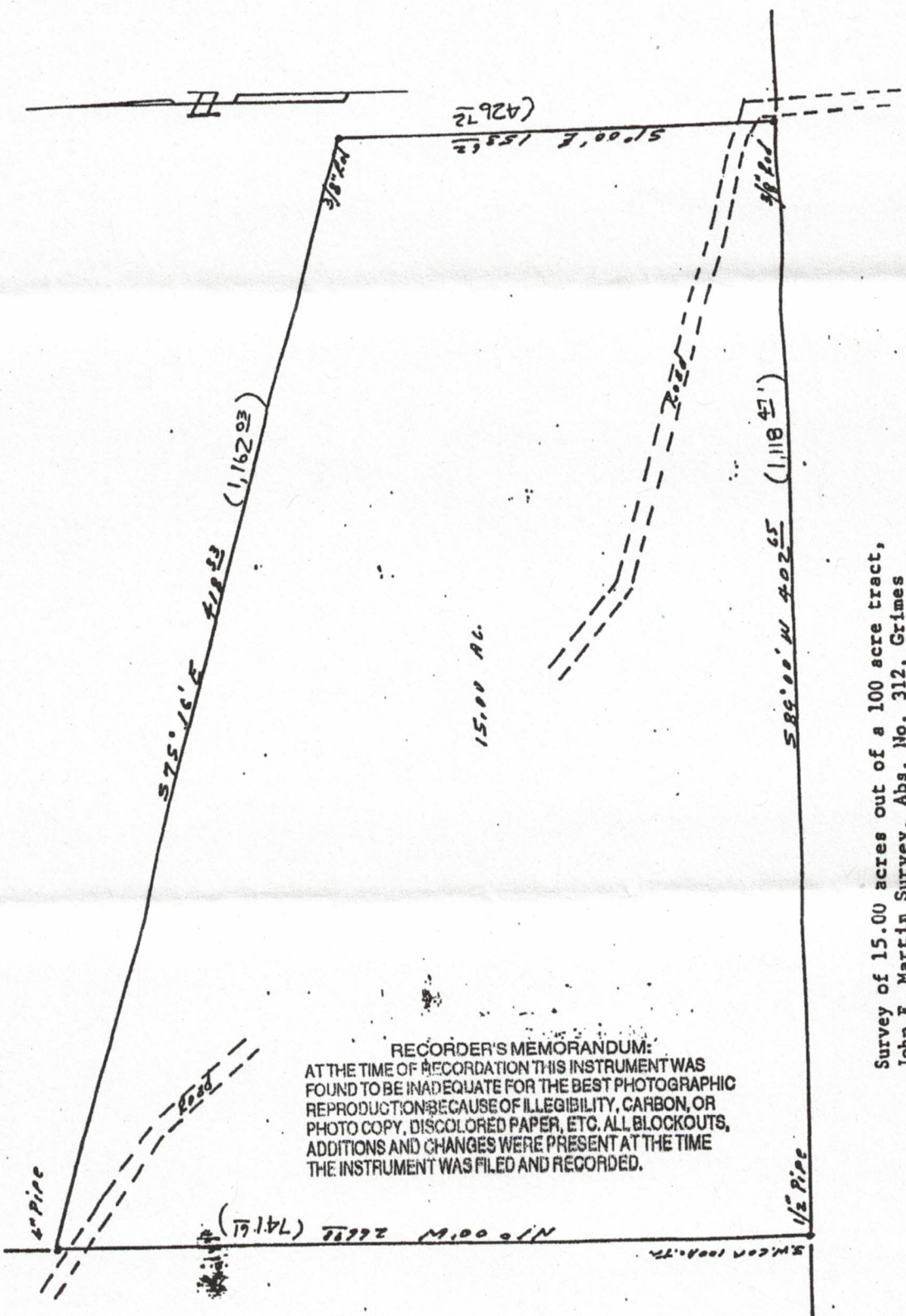
THENCE N 54 deg. 57 min. 48 sec. W, 386.43 ft., along the North line of said public road to a set 3/8 inch iron rod for the SW corner of the tract being described.

THENCE N 1 deg. 00 min. W, 276.62 ft., along the West line of the tract being described to a set 3/8 inch iron rod in the North line of said 15.0 acre tract for corner.

THENCE S 75 deg. 16 min. E, 437.15 ft., along the North line of said 15.0 acre tract to THE PLACE OF BEGINNING CONTAINING 3.00 acres of land.

RECORDER'S MEMORANDUM.
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS
FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC
REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON, OR
PHOTO COPY, DISCOLORED PAPER, ETC. ALL BLOCKOUTS,
ADDITIONS AND CHANGES WERE PRESENT AT THE TIME
THE INSTRUMENT WAS FILED AND RECORDED.

Varas x 10
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THE INSTRUMENT WAS FILED AND RECORDED.

Survey of 15.00 acres out of a 100 acre tract,
John F. Martin Survey, Abs. No. 312, Grimes
County, Texas. Scale 1 inch = 50 vrs.
Surveyed by: Evans Moody
November 8, 1978

Evans Moody