

PROPERTY ADDRESS:
2100 PEACH RIDGE ROAD, BROOKSHIRE, TX 77423

FIELD NOTES

JOB# 2510039
10.088 ACRES

METES & BOUNDS:

Exhibit "A"

FIELD NOTES FOR A 10.088 ACRE TRACT OF LAND IN THE WILLIAM COOPER LEAGUE, ABSTRACT 20, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 22.288 ACRES (OUT OF TRACT II) RECORDED IN VOLUME 1356, PAGE 613, OFFICIAL RECORDS, WALLER COUNTY, TEXAS, DESCRIBED IN VOLUME 404, PAGE 682, DEED RECORDS, WALLER COUNTY, TEXAS, SAID 10.088 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 5/8 inch iron rod found in the apparent occupied west right-of-way line of Peach Ridge Road for the northeast corner of said called 22.288 acre tract, same being the southeast corner of an adjoining called 2.00 acre tract recorded in Clerk File No. 1601759 of the Official records of Waller County, Texas, for the northeast corner and Place of Beginning of the herein described tract;

Thence South 01 degrees 37 minutes 25 seconds East along the east line of the herein described tract and the west right-of-way line of Peach Ridge Road, 424.24 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract;

Thence South 86 degrees 57 minutes 28 seconds West establishing the south line of the herein described tract, a distance of 999.06 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract, said point being in the west line of said called 22.288 acre tract, same being the east line of an adjoining called 10.92 acre tract recorded in Volume 591, Page 454 and Page 456, Official Records, Waller County, Texas;

Thence North 02 degrees 30 minutes 08 seconds West along the west line of the herein described tract and east line of said adjoining called 10.92 acre tract, a distance of 452.62 feet to a 1/2 inch iron rod found for the northwest corner of the herein described tract, same being the northeast corner of said adjoining called 10.92 acre tract, and being in the south line of an adjoining called 19.729 acre tract recorded in Clerk File No. 1202499 Official Records, Waller County, Texas;

Thence North 88 degrees 34 minutes 52 seconds East along the north line of the herein described tract, same being the south line of said adjoining called 19.729 acre tract, and along the south line of the aforementioned adjoining called 2.00 acre tract, a distance of 1,005.70 feet to the Place of Beginning and containing 10.088 acres of land, more or less.



DATE 10-16-2025
George Joseph Mallakkal
Elevation Express Land Surveys
Firm #10191800

