

Metes & Bounds Property Description

Tract 2

A tract of land containing 70.8048 Acres situated in the Peter Harper Survey, Abstract No. 137 and the M. Donoho Survey, Abstract No. 177 of Waller County, Texas, being a portion of a tract recorded in the name of J. Richard Stoker and Carol A. Chaney (husband and wife) in Volume 776, Page 145 of the Real Property Records of Waller County, Texas (R.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 775, Page 145 of the R.P.R.W.C.T.)

COMMENCING at a point on the west right-of-way line of Highway 6, being the northeast corner of said Stoker and Chaney Tract;

THENCE, SOUTH 09° 30' 00" WEST, with said west right-of-way line, a distance of 540.30 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at the most easterly northeast corner and POINT OF BEGINNING of this tract;

THENCE, continuing with said west right-of-way line the following three (3) courses:

1. **SOUTH 09° 30' 00" WEST**, a distance of **1,775.09 Feet** to a concrete monument found at the most northerly southeast corner of this tract;
2. **NORTH 84° 13' 41" WEST** (called North 77° 57' 00" West), a distance of **15.00 Feet** to a concrete monument found at an interior corner of this tract;
3. **SOUTH 09° 34' 54" WEST** (call South 09° 30' 00" West), a distance of **87.05 Feet** (called 88.00 Feet) to a 1 & 1/2 Inch iron pipe found at the most southerly southeast corner of this tract (from which a 1/2 Inch iron rod found bears South 09° 34' 54" West, a distance of 118.95 Feet, from said 1/2 Inch iron rod found a second 1/2 Inch iron rod found bears North 88° 45' 32" East, a distance of 13.89 Feet, from said second 1/2 Inch iron rod found a third 1/2 Inch iron rod found bears South 09° 07' 50" West, a distance of 517.14 Feet, from said third 1/2 Inch iron rod found a fourth 1/2 Inch iron rod found bears North 81° 36' 12" West, a distance of 299.21 Feet, from said fourth 1/2 Inch iron rod found a fifth 1/2 Inch iron rod found bears North 81° 09' 10" West, a distance of 443.63 Feet, from said fifth 1/2 Inch iron rod found a sixth 1/2 Inch iron rod found bears North 82° 42' 06" West, a distance of 145.84 Feet (called 149.72 Feet));

THENCE, **SOUTH 89° 23' 52" WEST**, with the north line of a tract recorded in the name of Theodoros Stratigis and Josephine Stratigis under Document No. 2305091 of the R.P.R.W.C.T., a distance of **1,017.98 Feet** (called 1,021.70 Feet) to a 2 Inch shotgun barrel found on the east line of a railroad right-of-way at the southwest corner of this tract (from which a 1/2 Inch iron rod found bears South 09° 16' 29" East, a distance of 125.23 Feet);

THENCE, **NORTH 09° 45' 23" WEST** (called North 09° 43' 00" West), with said east railroad right-of-way line, a distance of **2,396.15 Feet** (called 2400.00 Feet) to a 1/2 Inch iron rod with a "PRECISION" cap set at the northwest corner of this tract (from which a 1/2 Inch iron rod found bears North 82° 27' 01" East, a distance of 1,479.91 Feet from said 1/2 Inch iron rod found a second 1/2 Inch iron rod found bears North 82° 27' 01" East, a distance of 50.04 Feet);

THENCE, NORTH 89° 27' 50" EAST (called North 89° 23' 00" East), with the south line of a tract recorded in the name of SGJGM Family Limited Partnership under Document No. 2413710 of the R.P.R.W.C.T., passing at a distance of 959.31 Feet a 1/2 Inch iron rod found (disturbed) and continuing an additional distance of 265.79 Feet for a

total distance of **1,225.11 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the most westerly northeast corner of this tract;

THENCE, across and through the aforementioned Stoker and Chaney Tract the following two (2) courses:

1. **SOUTH 13° 54' 46" WEST**, a distance of **455.02 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at an interior corner of this tract (from which a 1/2 Inch iron rod disturbed found bears South 61° 20' 28" West, a distance of 176.03 Feet);
2. **SOUTH 82° 16' 47" EAST**, a distance of **636.48 Feet** to the POINT OF BEGINNING and containing 70.8048 Acres of land.

(See attached drawing)



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