

**METES AND BOUNDS DESCRIPTION
BEING 56.02 ACRES
IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41
WALLER COUNTY, TEXAS**

A 56.02 ACRE TRACT OF LAND IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, WALLER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 52.73 ACRE TRACT OF LAND, CONVEYED TO MATTHEW PETER MANIS, JR. UNDER CAUSE NUMBER 517,550 OF THE PROBATE COURT RECORDS OF HARRIS COUNTY, TEXAS (P.C.R.H.C.T.), STYLED THE ESTATE OF ELOISE CRAIG MANIS, DECEASED, AND DESCRIBED IN VOLUME 238, PAGE 641 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (D.R.W.C.T.), SAID 56.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the southwest corner said 52.73 acre tract, same being the the northwest corner of Lot 9 as shown on the RANCHES OF CLEAR CREEK, PARTIAL REPLAT OF LOT 8 AND LOT 9, a subdivision of record in Volume 1075, Page 510 of the Official Records of Waller County, Texas (O.R.W.C.T.) , and an easterly corner of Lot 8 of said RANCHES OF CLEAR CREEK, PARTIAL REPLAT OF LOT 8 AND LOT 9;

THENCE, North 12°37'17" West, along a west line of said 52.73 acre tract, same being an easterly line of said Lot 8, passing at 81.14 feet a 1-inch iron pipe found for the northeast corner of said Lot 8, same being the southeast corner of Lot 5 of RIO ACRES SUBDIVISION, a subdivision of record under Volume 484, Page 358 of the Map Records of Waller County, Texas (M.R.W.C.T.), continuing along a west line of said 52.73 acre tract, same being east line of said Lot 5, and the east line of Lot 12 of the RIO BOSQUE SUBDIVISION, an unrecorded subdivision, passing at 864.43 feet a 5/8-inch iron rod found for the northeast corner of said Lot 12, same being the southeast corner of Lot 6 of said RIO ACRES SUBDIVISION, and the southeast corner of that certain called 5.1805 acre tract conveyed to Mary Gonzales by and instrument of record in Volume 1128, Page 708 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), continuing along a west line of said 52.73 acre tract, same being the the east lines of said Lot 6 and said 5.1805 acre Gonzales tract, passing at 1,190.95 feet a 5/8-inch iron rod found for the northeast corner of said 5.1805 acre Gonzales tract, same being the southeast corner of that certain called 5.1805 acre tract conveyed to Larry D. Strait and Linda S. Strait by and instrument of record in Volume 1273, Page 204, O.P.R.W.C.T., continuing along the west line of said 52.73 acre tract, same being the the east line of said Lot 6 and said 5.1805 acre Strait tract for a total distance of 1,564.27 feet to a 1-inch iron pipe found for the northeast corner of said Lot 6 and said 5.1085 acre Strait tract, same being the southeast corner of that certain called 8.00 acre tract conveyed to Christopher Marache by an instrument of record in instrument number 2205031, O.P.R.W.C.T. and a westerly corner of the herein described tract, from said common corner a 1/2-inch iron rod with cap stamped, "SURVEY 1" found for reference bears North 85°30'47" East, 6.73 feet;

THENCE, North 12°20'28" West, continuing along a west line of said 52.73 acre tract, same being the east line of said 8.00 acre tract for a distance of 219.02 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the northwest corner of said 52.73 acre tract, same being the southwest corner of that certain called 100 acre tract conveyed to Matthew P. Manis, Sr. and Mary A. Manis, As Co-Trustees of the Manis Family Trust, by and instrument of record in Volume 986, Page 90, O.P.R.W.C.T. and described in Volume 252, Page 681, D.R.W.C.T., from which a 1-inch iron pipe found for the northeast corner of that certain called 2.000 acre

tract conveyed to Derek A. Stolarski and Catherin G. Stolarski by an instrument of record in instrument number 2509350, O.P.R.W.C.T., same being an angle point in the west line of said 100 acre tract, and lying on the occupied south right-of-way line of Jozwiak Lane, bears North 12°20'28" West, 1,026.69 feet;

THENCE, North 88°11'19" East, departing the east line of said 8.00 acre tract, along the north line of said 52.73 acre tract, same being the south line of said 100.00 acre tract, passing at 1,436.58 feet a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for reference, continuing along said common line for a total distance of 1,536.58 feet to the common east corner of said 52.73 acre tract and said 100 acre tract, said corner lying in the centerline of Clear Creek (Boundary Line Agreement, Volume 158, page 458, D.R.W.C.T.), same being a westerly lines of that certain called 231.959 acre tract conveyed to Mary I. Webre by an instrument of record in instrument number 2111666, O.P.R.W.C.T. ;

THENCE, down the centerline meanders of Clear Creek, same being the easterly line of said 52.73 acre tract and the westerly line of said 231.959 acre tract, that certain called 87.816 acre tract and 131.959 acre tract conveyed to Mary Webre and James L. Dobson by an instrument of record in Volume 1269, Page 353, O.P.R.W.C.T, the following fifty one (51) courses and distances:

1. South 03°33'30" West, for a distance of 38.31 feet to a point for corner;
2. South 09°56'58" East, for a distance of 74.18 feet to a point for corner;
3. South 02°21'08" East, for a distance of 50.28 feet to a point for corner;
4. South 19°52'42" West, for a distance of 50.14 feet to a point for corner;
5. South 29°36'40" East, for a distance of 49.66 feet to a point for corner;
6. South 08°34'37" East, for a distance of 45.72 feet to a point for corner;
7. South 21°13'50" East, for a distance of 33.66 feet to a point for corner;
8. South 57°43'35" East, for a distance of 41.60 feet to a point for corner;
9. South 39°59'27" East, for a distance of 47.26 feet to a point for corner;
10. South 33°50'32" East, for a distance of 107.69 feet to a point for corner;
11. South 00°50'02" East, for a distance of 29.35 feet to a point for corner;
12. South 25°15'40" West, for a distance of 47.05 feet to a point for corner;
13. South 45°56'45" West, for a distance of 49.04 feet to a point for corner;
14. South 33°31'10" West, for a distance of 25.54 feet to a point for corner;
15. South 02°38'58" West, for a distance of 33.48 feet to a point for corner;
16. South 30°12'38" West, for a distance of 52.16 feet to a point for corner;
17. South 11°10'57" West, for a distance of 28.43 feet to a point for corner;
18. South 12°50'25" East, for a distance of 35.22 feet to a point for corner;
19. South 00°38'30" East, for a distance of 67.65 feet to a point for corner;
20. South 10°50'25" West, for a distance of 20.83 feet to a point for corner;
21. South 02°41'58" West, for a distance of 39.43 feet to a point for corner;
22. South 24°32'46" West, for a distance of 67.07 feet to a point for corner;
23. South 05°44'09" West, for a distance of 61.94 feet to a point for corner;
24. South 02°13'03" East, for a distance of 28.75 feet to a point for corner;
25. South 19°58'51" East, for a distance of 35.71 feet to a point for corner;

26. South 38°04'04" East, for a distance of 24.37 feet to a point for corner;
27. South 75°02'14" East, for a distance of 10.80 feet to a point for corner;
28. South 44°25'24" East, for a distance of 25.67 feet to a point for corner;
29. South 28°42'58" East, for a distance of 26.41 feet to a point for corner;
30. South 23°19'05" East, for a distance of 18.27 feet to a point for corner;
31. South 00°48'42" East, for a distance of 33.57 feet to a point for corner;
32. South 18°35'09" West, for a distance of 29.99 feet to a point for corner;
33. South 09°15'42" West, for a distance of 22.69 feet to a point for corner;
34. South 01°31'14" East, for a distance of 28.55 feet to a point for corner;
35. South 16°55'55" West, for a distance of 39.94 feet to a point for corner;
36. South 27°09'35" West, for a distance of 34.05 feet to a point for corner;
37. South 48°32'15" West, for a distance of 34.55 feet to a point for corner;
38. South 25°32'47" West, for a distance of 37.31 feet to a point for corner;
39. South 00°08'53" East, for a distance of 87.38 feet to a point for corner;
40. South 09°51'59" East, for a distance of 27.99 feet to a point for corner;
41. South 20°19'23" East, for a distance of 16.71 feet to a point for corner;
42. South 07°21'09" East, for a distance of 20.41 feet to a point for corner;
43. South 14°21'13" West, for a distance of 22.24 feet to a point for corner;
44. South 66°25'03" West, for a distance of 45.52 feet to a point for corner;
45. South 56°36'25" West, for a distance of 55.12 feet to a point for corner;
46. South 12°34'32" West, for a distance of 38.65 feet to a point for corner;
47. South 37°07'01" East, for a distance of 13.46 feet to a point for corner;
48. South 20°58'17" East, for a distance of 63.24 feet to a point for corner;
49. South 29°14'56" West, for a distance of 20.79 feet to a point for corner;
50. South 22°17'28" West, for a distance of 25.16 feet to a point for corner;
51. South 47°57'18" West, for a distance of 14.60 feet to a point for the southeast corner of the
aforementioned 52.73 acre tract, same being the southwest corner of the aforementioned 131.959 acre
tract and in the north line of Reserve "D" as shown on RANCHES OF CLEAR CREEK, a subdivision of
record in Volume 922, Page 765, O.R.W.C.T.;

THENCE, South 88°11'19" West, along the south line of said 52.73 acre tract, same being the north line of said Reserve "D", passing at a distance of 66.11 feet a 1/2-inch iron rod found for reference, continuing along the south line of said 52.73 acre tract, partially along the north line of said Reserve "D" and the north line of the aforementioned Lot 9, passing at 871.03 feet a 1/2-inch iron rod with cap stamped, "RPLS 2085" found for reference, continuing along said common line for a distance of 1,086.23 feet to the **POINT OF BEGINNING**, and containing 56.02 acres of land. This description is accompanied by a Land Title Survey of even date.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300