

METES AND BOUNDS DESCRIPTION
10.187 ACRES IN THE
SETH INGRAM LEAGUE NO. 12, ABSTRACT 33
WHARTON COUNTY, TEXAS

A 10.187-ACRE TRACT OF SITUATED IN THE SETH INGRAM LEAGUE NO. 12, ABSTRACT 33, WHARTON COUNTY, TEXAS, BEING OUT OF THAT CALLED 10.350-ACRE TRACT DESCRIBED IN DEED TO JUSTIN DAVIS & KRISTINA D. CROUCH RECORDED UNDER WHARTON COUNTY CLERK'S FILE NUMBER 2017-00000421 (BOOK 1049, PAGE 205-207 OF THE WHARTON COUNTY OFFICIAL RECORDS, SAID 10.187-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 60d nail in a fence post being the west corner of a 247.18 acre tract of land (Tract 2) described in deed to Colt Ranch and Land Partners I, L.P., recorded under Wharton County Clerk's File Number 2015-00003381 of the Wharton County Deed Records (Book 992, Pages 867-878 of the Wharton County Deed Records), same being the in the east right-of-way line of Teague Road (width varies), being the north corner of a called 6.81 acre tract (Tract 5) described in said deed in recorded under Wharton County Clerk's File Number 2015-00003381 and being in the southeast line of a called 10 acre tract of land described in a deeds to Ida Mills, et al recorded in Volume 601, Page 441; Volume 601, Page 445; Volume 601, Page 449; Volume 601, Page 451; Volume 601, Page 453; Volume 601, Page 455; Volume 601, Page 459; Wharton County Official Records and Volume 639, Page 87 Wharton County Deed Records;

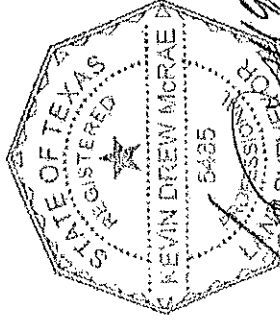
- (1) **THENCE** North 43°33'32" East, 1201.23 feet with the southeasterly line of said called 10 acre tract to a 5/8-inch iron rod with cap stamped "RPLS 5485" set in the westerly line of a called 7.360 acre (Tract 2) described in a deed to Phillip Cook & Jessica Alaniz recorded in Book 1071, Page 821-823 of the Wharton County Official Records (Wharton County Clerk's File Number 2017-00005028) marking the north corner of the herein described tract of land;
- (2) **THENCE** South 10°10'48" East, 485.04 feet with the common line of said called 7.360 acre tract and said called 10.350 acre tract to a 5/8-inch iron rod with cap stamped "LJA" found for the north corner of a called 10.101 acre (Tract 42) described in a deed to Phillip Cook & Jessica Alaniz recorded in Book 1050, Page 700-702 of the Wharton County Official Records (Wharton County Clerk's File Number 2017-00000728), the east corner of said called 10.350 acre tract and the herein described tract of land;
- (3) **THENCE** South 42°59'59" West, 1100.00 feet with the common line of said called 10.350 acre tract and said called 10.101 acre tract to a 5/8-inch iron rod with cap stamped "LJA" found in the northerly right-of-way line of said Teague Road (Tract 5) for the west corner of said called 10.101 acre tract, the south corner of said called 10.350 acre tract and the herein described tract of land;

THENCE along and with the southwesterly line of said called 10.350 acre tract and the northeasterly line of said Teague Road (Tract 5) as follow:

- (4) North 10°10'48" West, 237.39 feet to a 5/8-inch iron rod with cap stamped "RPLS 5485" set for an angle corner of said called 10.350 acre tract and the herein described tract of land;
- (5) North 19°20'17" West, 25.51 feet to a 5/8-inch iron rod with cap stamped "RPLS 5485" set for an angle corner of said called 10.350 acre tract and the herein described tract of land;
- (6) **THENCE** North 36°18'07" West, 190.69 feet continuing with the southwesterly line of said called 10.350 acre tract and the northeasterly line of said Teague Road to the **POINT OF BEGINNING** and containing 10.187 acres (443,746 square feet) of land. This description accompanies a Land Title Survey, prepared by KM Surveying, LLC and dated this the 18th day of June 2018.

KM SURVEYING, LLC

Kevin Drew McRae, R.P.L.S.
Texas Registration No. 5485
3902 Reese Road, Suite C-100
Rosenberg, Tx 77471



Kevin Drew McRae
6/19/2018

Date: 06/18/2018_jm
Job No: 0326-1801
File No: F:\0326-1801 Crouch\0326-1801-10.187AC desc.doc