STATE OF TEXAS $\begin{array}{c} \delta \\ \delta \\ \delta \\ \end{array}$ COUNTY OF WALLER $\begin{array}{c} \delta \\ \end{array}$

A TRACT OR PARCEL OF LAND CONTAINING 70.1660 ACRES OF LAND, (3,056,430 SQUARE FEET), SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, AND THE H. & T. C. RAILROAD COMPANY SURVEY, SECTION NUMBER 3, ABSTRACT NO. 175, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF A CERTAIN CALLED 4.33 ACRE TRACT OF LAND AND THAT CERTAIN CALLED 67.5 ACRE TRACT OF LAND AS CONVEYED TO E. W. BERTNER BY INSTRUMENT RECORDED IN VOLUME 103, PAGE 124, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 70.1660 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 70.493 ACRE TRACT OF LAND AS CONVEYED TO HEAD RANCH INTERESTS, LLC, BY INSTRUMENT RECORDED IN VOLUME 646, PAGE 76, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the northwest right-of-way line of FM Highway 1887, (80.00 Foot Right-of-Way), same being the southwest corner of that certain called 16.332 acre tract of land as conveyed to James D. Davis, Et Ux, by instrument recorded in Volume 449, Page 653, of the Deed Records of Waller County, Texas, same being the southeast corner and POINT OF BEGINNING of the herein described tract;

Thence, S 43°18'46" W, (Call S 43°14'51" W), with the northwest right-of-way line of FM Highway 1887, a distance of 698.42 feet, (Call 699.09 feet), to a calculated point for the intersection of the northwest right-of-way line of FM Highway 1887, with the north line of Holik Road for a corner of the herein described tract;

Thence, S 80°52'02" W, with the north line of Holik Road, a distance of 80.97 feet to a calculated point for a corner of the herein described tract;

Thence, N 80°32'02" W, continuing with the north line of Holik Road, a distance of 700.69 feet to a capped iron rod found on the east line of that certain called 12.686 acre tract of land as conveyed to Cristobal Joaquin Moreno Zelaya by instrument recorded in Volume 1428, Page 121, of the Deed Records of Waller County, Texas, for the southwest corner of the herein described tract;

Thence, N 02°01'43" W, with the common line of said 12.686 Acre Tract, and the common line of that certain tract of land being the remainder of that certain called 59.916 acre tract of land as conveyed to Adolph Anthony Pfeffer, Jr., Trustee, by instrument recorded in Volume 1356, Page 199, of the Deed Records of Waller County, Texas, a distance of 1148.72 feet to a calculated point for a corner of said Remainder Tract, same being a corner of the herein described tract;

Thence, N 01°54'11" W, with the common line of said Remainder Tract, a distance of 801.95 feet to a capped iron rod found for a corner of said Remainder Tract, same being a corner of the herein described tract;

Thence, N 00°30'43" W, with the common line of said Remainder Tract, a distance of 643.51 feet to a calculated point for a corner of said Remainder Tract, same being a corner of the herein described tract;

Thence, N 00°50'37" E, with the common line of said Remainder Tract, pass at a distance of 1061.90 a capped iron rod found for reference, for a total distance of 1112.95 feet to a calculated point on the approximate centerline of Irons Creek, same being the south line of that certain called 10.065 acre tract of land as conveyed to Sadie A. Woodard by instrument recorded in Volume 1359, Page 671, of the Deed Records of Waller County, for a corner of said Remainder Tract, same being the northwest corner of the herein described tract;

Thence, Southeasterly, along the centerline of Irons Creek, the following courses:

S 22°04'32" E, a distance of 224.87 feet to a calculated point for corner;

S 85°42'27" E, a distance of 130.57 feet to a calculated point for corner;

S 47°01'42" E, a distance of 160.59 feet to a calculated point for corner;

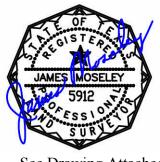
S 58°13'47" E, a distance of 51.69 feet to a calculated point for corner;

S 81°53'26" E, a distance of 75.27 feet to a calculated point for corner;

S 53°19'38" E, a distance of 169.52 feet to a calculated point on the south line of that certain called 19.749 acre tract of land as conveyed to Robert Eugene Karcher by instrument recorded in Volume 664, Page 480, of the Deed Records of Waller County, Texas, same being the northwest corner of that certain called 22.61 acre tract of land as conveyed to Richard Alexander, Et Ux, by instrument recorded in Volume 845, Page 499, of the Deed Records of Waller County, same being the northeast corner of the herein described tract;

Thence, S 09°24'51" E, (Called S 09°24'28" E), with the common line of said 22.61 Acre Tract, and the common line of said 16.332 Acre Tract, a distance of 1723.35 feet, (Called 1722.30 feet), to a ½" iron rod found for a corner of said 16.332 Acre Tract, same being a corner of the herein described tract;

Thence, S 21°08'48" E, (Called S 21°16'13" E), with the common line of said 16.332 Acre Tract, a distance of 1215.00 feet, (Called 1215.85 feet), to the POINT OF BEGINNING and containing 70.1660 acres of land, (3,056,430 square feet), more or less.



See Drawing Attached

James E. Moseley Registered Professional Land Surveyor, No. 5912 Job No. 14-07420 August 6, 2014 Revised: August 15, 2014