

# ROBERT MCCAY SURVEYING INC.

Robert McCay, R.P.L.S.  
Office: 979-826-0222

METES AND BOUNDS  
121.927 ACRES  
H. & T. C. RAILROAD COMPANY SURVEY  
SECTION 57, A-236  
WALLER COUNTY, TEXAS  
P.O. Box 1506  
Waller, Texas 77484-1506

BEING a 121.927 acre tract of land situated in the H. & T. C. Railroad Company Survey, Section 57, A-146, Waller County, Texas, and being the same call 121.908 acre tract of land designated as Tract 1 by deed dated February 14, 1991, recorded in Volume 451, Page 378, Deed Records Waller County, Texas, and also described by deed dated February 9, 1991, recorded in Volume 451, Page 80, Deed Records Waller County, Texas, said 121.927 acres being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found 1 ft. west of a 10 inch diameter fence corner post for the apparent northwest corner of a call 99.730 acre tract of land described by deed dated April 30, 2004, recorded in Volume 834, Page 439, Official Public Records Waller County, Texas, the southwest corner of the call 121.908 acre tract of land for the POINT OF BEGINNING and southwest corner of the herein described tract;

THENCE North 00 degrees 25 minutes 09 seconds East, along the west line of the call 121.908 acre tract of land, a distance of 1362.29 feet (call 1362.21 feet) to a ½ inch iron rod set with a plastic identification cap in the south line of Hoover Lane, for the apparent northeast corner of a call 301.298 acre tract of land described by deed dated January 15, 1988, recorded in Volume 416, Page 219, Deed Records Waller County, Texas, the northwest corner of the call 121.908 acre tract of land for the northwest corner of the herein described tract, from which an 8 inch diameter fence corner post bears South 44 degrees 36 minutes 33 seconds East, a distance of 1.6 feet;

THENCE South 89 degrees 44 minutes 58 seconds East, generally along the south fence line of Hoover Lane, a distance of 804.01 feet (call 804.76 feet) to a ½ inch iron rod found for an angle point of the call 121.908 acre tract of land, for an angle point of the herein described tract;

THENCE South 89 degrees 37 minutes 06 seconds East (call South 89 degrees 35 minutes 41 seconds East), continuing generally along the south fence line of Hoover Lane, a distance of 1270.42 feet (call 1270.36 feet) to a ½ inch iron rod found for an angle point of the call 121.908 acre tract of land, for an angle point of the herein described tract;

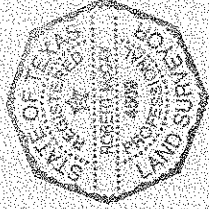
THENCE South 89 degrees 22 minutes 12 seconds East (call South 89 degrees 21 minutes 29 seconds East), continuing generally along the south fence line of Hoover Lane, a distance of 1347.51 feet (call 1347.81 feet) to a ½ inch iron rod found for an angle point of the call 121.908 acre tract of land, for an angle point of the herein described tract;

THENCE South 89 degrees 28 minutes 40 seconds East, continuing generally along the south fence line of Hoover Lane, a distance of 474.72 feet (call 474.56 feet) to a ½ inch iron rod set with a plastic identification cap at the base of a 12 inch diameter fence corner post at the intersection of the south line of Hoover Lane with the intersection of the west line of Penick Road for the northeast corner of call 121.908 acre tract of land, for the northeast corner of the herein described tract;

THENCE South 00 degrees 55 minutes 58 seconds West, along the west fence line of Penick Road, a distance of 1363.14 feet (call 1362.25 feet) to a ½ inch iron rod found at the base of a 10 inch diameter fence corner post for the apparent northeast corner of the call 99.730 acre tract of land the southeast corner of the call 121.908 acre tract of land for the southeast corner of the herein described tract;

THENCE North 89 degrees 31 minutes 50 seconds West (Bearing Basis), leaving the west line of Penick Road, generally along a fence line, along the north line of the call 99.730 acre tract of land, the south line of the call 121.908 acre tract of land, a distance of 3884.44 feet (call 3885.26 feet) to the POINT OF

BEGINNING, containing within these metes and bounds a 121.927 acre tract of land, as surveyed by Robert McCay, Registered Professional Land Surveyor No. 4509, July 2, 2018.



Robert McCay R.P.L.S. 4509  
Firm Registration Number 10078800  
Job No. 1101-655