

Precision Land Surveying, Inc.
901 Rhode Place, Suit e100
Houston, Texas 77019
(713) 862-8862 Voice
(713) 862-7721 Fax
Texas Firm No. 10122200

**METES AND BOUNDS DESCRIPTION
OF A TRACT OF LAND IN THE
HILLARY M. CRABB SURVEY, ABSTRACT NO. 15
WALKER COUNTY, TEXAS**

Being a tract of land in the Hillary M. Crabb Survey, Abstract No. 15, Walker County, Texas, and being all of that land sold by Cheryl L. Swonke, to Richard T. Breaux, per deed recorded in Volume 928, page 99 of the Walker County Official Records, and being more particularly described by metes and bounds as follows with all bearings based on the northeast right-of-way line of State Highway No. 75, 80.00 feet wide, as being N 72° 00' 16" W;

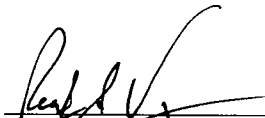
BEGINNING at a ½ inch iron rod found marking the southeast corner of a tract of land sold by Charles F. Spriggs, et al to S & S Pipe Supply, Inc., as described in deed recorded in Volume 146, Page 793 of the Walker County Official Records, and the south corner of the herein described tract, and being a point in the northeast right-of-way line of said State Highway No. 75;

THENCE along the northeast right-of-way line of said State Highway, N 72° 00' 16" W, 581.42 feet to a ½ inch iron rod with a cap set marking the south corner of the residue of a tract of land sold by M.R. Krumnow, et ux, to Perry L. Little, et us, as described in deed recorded in Volume 240, Page 322 of the Walker County Official Records and the west corner of the herein described tract;


THENCE along N 18° 29' 19:" E, 407.02 feet to a ½ inch iron rod with a cap set marking the northwest corner of the herein described tract;

THENCE continuing along said residue tract, N 84° 41' 54" E, 437.52 feet to a bent ½ inch iron pipe found marking a point in the west line of said S & S pipe tract and the northeast corner of the herein described tract;

THENCE along the west line of said S & S Pipe Supply tract, S 01° 06' 36" W, 606.18 feet to the **POINT OF BEGINNING** and containing 5.7415 acres, or 250,099 square feet of land.



Ricardo A. Vazquez
R.P.L.S. No 4902



Date August 11, 2014

This legal description was prepared in conjunction with a survey performed August 2014.

14069-01 5.7415 ac.