

STATE OF TEXAS §
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COUNTY OF WALLER §

A TRACT OR PARCEL OF LAND CONTAINING 12.9924 ACRES (565,949 SQUARE FEET) SITUATED IN THE JESSE CLARY SURVEY, ABSTRACT No. 110, WALLER COUNTY, TEXAS AND BEING OUT OF A CALLED 20.000 ACRE TRACT (PARENT TRACT) CONVEYED TO JOYCE MARIE MILEY, RECORDED IN VOLUME 659, PAGE 949, DEED RECORDS WALLER COUNTY, TEXAS (D.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS: VOL. 659, PG. 949, D.R.W.C.T.)

BEGINNING at a found 1/2" iron rod in the west right-of-way (ROW) line of Tompkins Road for the common Northeast corner of herein described Tract and an exterior corner of a called 29.979 acre tract conveyed to Steven Scott Turner, recorded in Volume 1284, Page 118, D.R.W.C.T.;

THENCE S 11°30'53" W (call S 11°29'22" W), 507.44', along the common East line of herein described Tract and the west ROW line of said Tompkins Road, to a set 1/2" iron rod with cap "Precision" (hereinafter called "set 1/2" iron rod") for an Exterior corner of herein described Tract;

THENCE N 78°29'07" W, 393.65', departing the west ROW line of said Tompkins Road, crossing said called 20.000 acre tract (parent tract) and along a South line of herein described Tract, to a set 1/2" iron rod for an Interior corner of herein described Tract;

THENCE S 23°17'32" W, 635.49', continuing crossing said called 20.000 acre tract (parent tract), to a set 1/2" iron rod in the north line of a called 77.447 acre tract conveyed to Ladike J. Kubicek, et ux, recorded in Volume 239, Page 249, D.R.W.C.T. for the Southeast corner of herein described Tract;

THENCE N 70°07'59" W, 582.55', along the common Southerly line of herein described Tract, the southerly line of said called 20.000 acre tract (parent tract) and the northerly line of said called 77.447 acre tract conveyed to Ladike J. Kubicek, et ux, to a found 1/2" iron rod for the common Southwest corner of herein described Tract, the southwest corner of said called 20.000 acre tract (parent tract) and the southeast corner of said called 29.979 acre tract conveyed to Steven Scott Turner;

THENCE N 45°24'01" E, 1258.93', along the common Westerly line of herein described Tract and the easterly line of said called 29.979 acre tract conveyed to Steven Scott Turner, to a point (fence corner Bears S 36°48'32" E, 1.50') for the common Northwest corner of herein described Tract, the northwest corner of said called 20.000 acre tract (parent tract) and an interior corner of said called 29.979 acre tract conveyed to Steven Scott Turner;

THENCE S 78°27'38" E, 397.83', along the common North line of herein described Tract, the north line of said called 20.000 acre tract (parent tract) and a south line of said called 29.979 acre tract conveyed to Steven Scott Turner to the POINT OF BEGINNING containing 12.9924 acres (565,949 square feet) of land.

(See attached drawing)



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