

STATE OF TEXAS           §  
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COUNTY OF WALLER     §

A TRACT OR PARCEL OF LAND CONTAINING 7.6520 ACRES (333,319 SQUARE FEET) SITUATED IN THE McLIN BRACEY SURVEY, ABSTRACT No. 15 AND THE PETER HARPER SURVEY, ABSTRACT No. 137, WALLER COUNTY, TEXAS AND BEING PART OF LOT 1B OF THE RE-SUBDIVISION OF LOTS 1, 3 AND 6 OF NINE BAR WEST SUBDIVISION RECORDED UNDER SLIDE No. B-132, PLAT RECORDS WALLER COUNTY, TEXAS AND BEING A PORTION OF THAT SAME CALLED 15.304 ACRE TRACT OF LAND CONVEYED TO T. NICHOLE MAI, RECORDED IN DOCUMENT No. (Doc. No.) 1600128, OFFICIAL RECORDS WALLER COUNTY, TEXAS (O.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS: Doc. No. 1600128, O.R.W.C.T.)

BEGINNING at a point (1/2" iron rod Bears N06°33'31"E, 0.91') marking the intersection of the southeast right-of-way (ROW) line of FM 1736 Road (100' ROW) and the west ROW line of Legacy Lane for the Northeast corner of herein described Tract;

THENCE S 00°59'19" E, 758.84', along the common East line of herein described Tract and the west ROW line of said Legacy Lane, to a set 1/2" iron rod with cap "Precision" for the Southeast corner of herein described Tract;

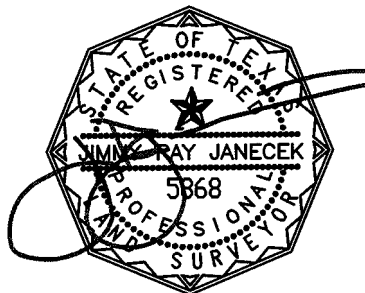
THENCE S 87°48'58" W, 502.05', severing said called 15.304 acre tract and along the South line of herein described Tract, to a set 1/2" iron rod with cap "Precision" in the east line of a called 39.353 acre tract conveyed to Stacy J. Williams, recorded in Doc. No. 1600128, O.R.W.C.T. for the Southwest corner of herein described Tract;

THENCE N 02°11'02" W, 531.96', along the West line of herein described Tract, to a found 1/2" iron pipe in the southeast ROW line of said FM 1736 Road for the common Northwest corner of herein described Tract and the northeast corner of said called 39.353 acre tract conveyed to Stacy J. Williams;

THENCE N 59°46'17" E, 71.34', along the common Northwest line of herein described Tract and the southeast ROW line of said FM 1736 Road, to a point concrete monument Bears S38°49'14"W, 0.72') at the beginning of a curve to the right for an Exterior corner of herein described Tract;

THENCE continuing along the common Northwest line of herein described Tract, the southeast ROW line of said FM 1736 Road and said curve to the right having a RADIUS of 2814.83', LENGTH of 494.87', DELTA of 10°04'23", CHORD BEARING of N64°48'28"E and a CHORD LENGTH of 494.23' to the POINT OF BEGINNING containing 7.6520 acres (333,319 square feet) of land.

(See attached Drawing)



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