

STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 125.0028 ACRES, (5,445,122 SQUARE FEET), SITUATED IN THE JOHN TOM SURVEY, ABSTRACT NUMBER 265, THE A. RIVERS SURVEY, ABSTRACT NUMBER 243, THE WILLIAM HEDDY SURVEY, ABSTRACT NUMBER 134, AND THE SAMUEL HADDI SURVEY, ABSTRACT NUMBER 135, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 202.4 ACRE TRACT OF LAND AS CONVEYED TO R. E. BRADBURY BY INSTRUMENT RECORDED IN VOLUME 47, PAGE 372, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 125.0028 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 125.000 ACRE TRACT OF LAND AS CONVEYED TO LAWRENCE FALK BY INSTRUMENT RECORDED IN VOLUME 395, PAGE 687, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: VOLUME 395, PAGE 687, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS).

BEGINNING at a 5/8" iron rod found on the east right-of-way line of Fields Store Road for the northwest corner of that certain tract of land as conveyed to Bud Adams Ranches, Inc. by instrument recorded in Volume 458, Page 249, of the Deed Records of Waller County, Texas, same being the most westerly southwest corner of said 202.4 Acre Tract, same being the most westerly southwest corner and the POINT OF BEGINNING of the herein described tract,

Thence, N 00°13'38" E, along the east right-of-way line of Fields Store Road, a distance of 411.62 feet to a capped, (Precision Surveyors), iron rod set for an angle point the in east right-of-way line of Fields Store Road, same being a corner of the herein described tract;

Thence, N 00°33'46" E, along the east right-of-way line of Fields Store Road, a distance of 574.12 feet to a 1/2" iron rod found for the southwest corner of that certain called 3.500 acre tract of land as conveyed to Randall Edward McDonald by instrument recorded in Volume 664, Page 881, of the Deed Records of Waller County, Texas, same being the northwest corner of the herein described tract;

Thence, N 89°57'25" E, along the common line of said 3.500 Acre Tract, pass at a distance of 790.34 feet the southeast corner of said 3.500 Acre Tract, same being the southwest corner of the remainder of that certain called 20.000 acre tract of land as conveyed to Raylene Marie McDonald by instrument recorded in Document No. 1903214 of the Official Public Records of Waller County, Texas, and continuing for a total distance of 2,305.79 feet to a point on the common line of that certain called 21.852 acre tract of land as conveyed to Barbara A. Bryan and Dennis R. Bryan by instrument recorded in Volume 1024, Page 581, of the Deed Records of Waller County, Texas, for the southeast corner of the remainder of said 20.000 Acre Tract, same being a corner of the herein described tract, from which a fence corner post found for reference bears, S 55°18'55" W, distance of 2.19 feet;

Thence, S 25°51'00" E, along the common line of said 21.852 Acre Tract, a distance of 288.34 feet to a point for the southwest corner of said 21.852 Acre Tract, same being a corner of the herein described tract, from which a 5/8" iron rod found for reference bears, S 42°24'19" W, distance of 0.65 feet;

Thence, N 64°29'33" E, in part along the common line of said 21.852 Acre Tract, the common line of the remainder of that certain called 42.27 acre tract of land as conveyed to Roy Schultz and Wife, N. June Schultz by instrument recorded in Volume 541, Page 862, of the Deed Records of Waller County, Texas, and the common line of that certain

called 28.104 acre tract of land as conveyed to Jeffery Johnson and Wife, Amy Johnson by instrument recorded in Volume 739, Page 733, of the Deed Records of Waller County, Texas, a distance of 1,551.54 feet to a point for a corner of said 28.104 Acre Tract, same being a corner of the herein described tract;

Thence, N 64°57'30" E, along the common line of said 28.104 Acre Tract, a distance of 483.53 feet to a ½" iron rod found on the common line of that certain called 14.0874 acre tract of land as conveyed to Kathy Digilio by instrument recorded in Volume 1280, Page 664, of the Deed Records of Waller County, Texas, for the east corner of said 28.104 Acre Tract, same being the north corner of the herein described tract;

Thence, S 25°43'21" E, along the common line of said 14.0874 Acre Tract, a distance of 428.88 feet to a point for the south corner of said 14.0874 Acre Tract, same being the west corner of that certain called 14.137 acre tract of land as conveyed to Texas Central Railroad & Infrastructure, Inc. by instrument recorded in Document No. 2005018 of the Official Public Records of Waller County, Texas, same being a corner of the herein described tract;

Thence, S 25°28'27" E, along the common line of said 14.137 Acre Tract, pass at a distance of 257.56 feet a ½" iron rod found for the southwest corner of said 14.137 Acre Tract, same being the northwest corner of that certain tract of land as conveyed to Sharon Enid Peterson Clark Oster by instrument recorded in Document No. 1808556 of the Official Public Records of Waller County, Texas, and continuing for a total distance of 760.92 feet to a corner of said Oster Tract, same being a corner of the herein described tract;

Thence, S 25°16'21" E, along the common line of said Oster Tract, a distance of 241.38 feet to a ½" iron rod found for the northeast corner of said Bud Adams Ranches, Inc. Tract, same being the east corner of the herein described tract;

Thence, Westerly, along the common line of said Bud Adams Ranches, Inc. Tract, the following courses;

S 65°49'13" W, a distance of 670.89 feet to a point for corner;

S 64°27'43" W, a distance of 428.09 feet to a point for corner;

S 64°44'37" W, a distance of 977.47 feet to a fence corner post found for corner;

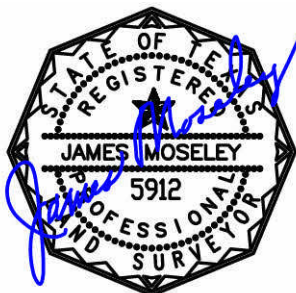
N 25°43'00" W, a distance of 414.47 feet to a point for corner;

N 25°33'27" W, a distance of 217.12 feet to a point for corner, from which a fence corner post found for reference bears, S 35°32'32" W, a distance of 0.83 feet;

S 89°37'48" W, a distance of 1,403.37 feet to a point for corner;

S 89°42'39" W, a distance of 649.06 feet to a point for corner;

S 89°08'20" W, a distance of 685.47 feet to the POINT OF BEGINNING and containing 125.0028 acres or 5,445,122 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 22-03657
June 27, 2022

See Drawing Attached