

METES AND BOUNDS DESCRIPTION OF 15.000 ACRE TRACT

A TRACT OR PARCEL OF LAND CONTAINING 15.000 ACRES AND BEING THE WESTERLY PORTION OF A CERTAIN 28.9212 ACRE TRACT (CALLED 28.910 ACRE SHARE NO. 1 OUT OF A PARTITION OF THE S.H. SANFORD SO CALLED 421.08 ACRE PARENT TRACT SET ASIDE TO MIRIAM IBEZ SANFORD BY VERA INEZ SANFORD IN INSTRUMENT DATED AUGUST 26, 1956 RECORDED IN VOLUME 3252, PAGE 452 OF THE HARRIS COUNTY DEED RECORDS OUT OF THE SAMUEL KELLY SURVEY, ABSTRACT 395 AND IN CLERK'S FILE NO. 995169 (WALLER COUNTY) AND ABSTRACT 501 (HARRIS COUNTY) THIS TRACT IN WALLER AND HARRIS COUNTIES, SAID 15.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

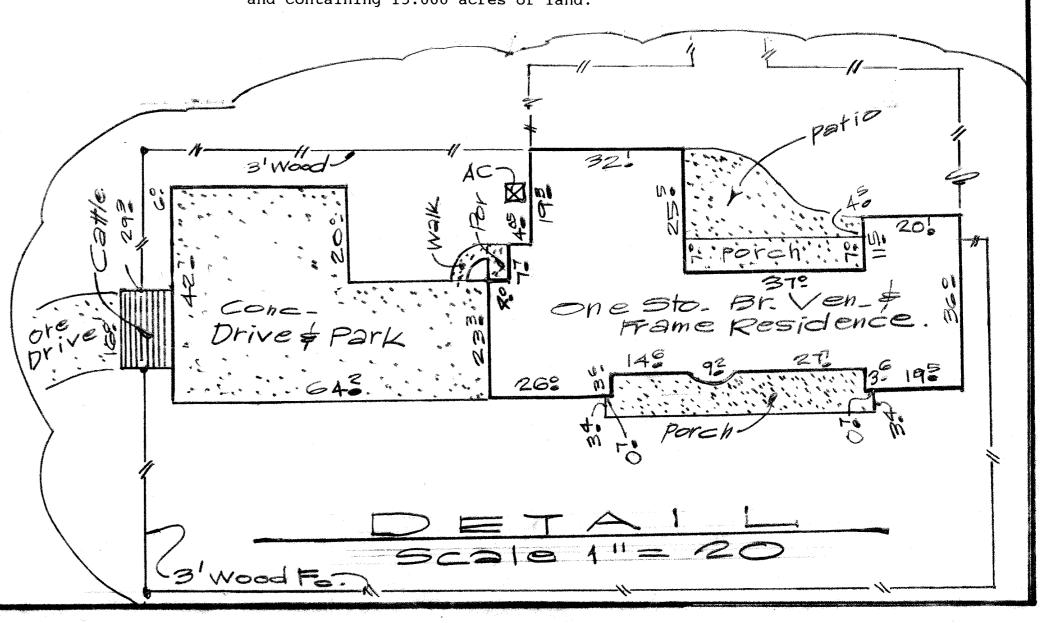
BEGINNING at a 1/2 inch iron rod found at the Northwest corner of the S.H. Sanford Estate Tract described in instrument recorded in Volume 3252, Page 452 and also in Clerk's File No. 995169 of the Deed Records in the Northeasterly right-of-way line of Waller Magnolia Road or FM Highway No. 362;

THENCE North 87 degrees 52 minutes 59 seconds East with an old fence line and with the North line of said original parent Sanford Estate Tract and with the South line of the John Rowe 36 acre tract as described in instrument recorded in Volume 243, Page 448 and Volume 1038, Page 154 of the Deed Records of Harris County, a distance of 1008.05 ft. to a 3/8 inch iron rod set at the Northeast corner of the herein described 15.000 acre tract and marking the Northwest corner of the Vicki Boyd 13.9212 acre tract;

THENCE South 06 degrees 27 minutes 31 seconds East crossing over original 28.9212 Share No. 1 a distance of 685.50 ft. to a 3/8 inch iron rod set at the Southeast corner of the herein described 15.000 acre tract and marking the Southwest corner of said Vicki Boyd 13.9212 acre tract being in the South line of said Share No. 1 and in the North line of the remainder tract of said 421.08 acres so called described in instrument recorded in Volume 3252, Page 452 of the Harris County Deed Records and also recorded in Clerk's File No. 995169 in Waller County, Texas;

THENCE South 89 degrees 34 minutes 48 seconds West with an old fence line and the South boundary of said Share No. 1 as delineated on map of said partition and the North line of the remainder of said parent 421.08 acre tract described in instrument recorded in Volume 3252, Page 452 of the Harris County Deed Records and recorded in Clerk's File No. 995169 a distance of 947.73 ft. to a 1 inch galvanized iron pipe found at the Southwest corner of this 15.000 acrt tract and also the Southwest corner of said 28.9212 acre Share No. 1 in the East right-of-way line of FM Highway No. 362:

THENCE North 11 degrees 52 minutes 00 seconds West (basis bearing of plat) a distance of 665.27 ft. to the PLACE OF BEGINNING and containing 15.000 acres of land.



643-5255