

STATE OF TEXAS §
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COUNTY OF AUSTIN §

A tract of land containing 2.502 Acres, being out of a called Tract 6 of the San Bernard Ranches Subdivision in Section 214 of the H.T. & C. Railroad Company Survey (also known as the Herman Kerstein Survey) Abstract 332, Waller County, Texas, being a portion of a tract recorded in the name of Osbaldo Hilario and Alicia Hilario under Document No. 205478 of the Official Public Records of Austin County, Texas (O.P.R.A.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Document No. 191054 of the O.P.R.A.C.T.)

COMMENCING at a 1/2 Inch iron rod with a "Precision" cap set at the intersection of the north right-of-way line of Interstate 10 (120 Feet wide) and the west line of Schultz Road South;

THENCE, with the west lines of said Schultz Road the following two (2) courses:

1. NORTH 11° 52' 44" WEST, a distance of 132.22 Feet to a 5/8 Inch iron rod found;
2. NORTH 36° 52' 22" WEST, a distance of 328.67 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at the southeast corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 58° 27' 46" WEST, across and through the aforementioned Hilario Tract, a distance of 229.15 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at the San Bernad River, being the southwest corner of this tract;

THENCE, the San Bernard River the following seven (7) courses:

1. NORTH 28° 16' 41" WEST, a distance of 23.17 Feet to a point at a corner of this tract;
2. NORTH 50° 22' 48" WEST, a distance of 122.42 Feet to a point at a corner of this tract;
3. NORTH 50° 13' 57" WEST, a distance of 78.37 Feet to a point at a corner of this tract;
4. NORTH 42° 21' 16" WEST, a distance of 66.98 Feet to a point at a corner of this tract;
5. NORTH 16° 12' 05" WEST, a distance of 52.58 Feet to a point at a corner of this tract;
6. NORTH 49° 29' 47" WEST, a distance of 75.95 Feet to a point at a corner of this tract;
7. NORTH 40° 36' 14" WEST, a distance of 5.73 Feet to a point at the northwest corner of this tract from which a T Post found bears South 00° 19' 22" East, a distance 1.10 Feet;

THENCE, NORTH 53° 07' 38" EAST, with the south line of Tract 5 of the aforementioned San Bernard Ranches Subdivision as recorded in the name of Yolanda Nino under Document No. 162896 of the O.P.R.A.C.T. a distance of 276.20 Feet to a 1/2 Inch iron rod with a "Precision" cap set at on the aforementioned west line of Schultz Road at the northeast corner of this tract from which a 5/8 Inch iron rod found bears North 36° 52' 22" West, a distance of 219.45 Feet, from said 5/8 Inch iron rod found at second 5/8 Inch iron rod found bears North 38° 26' 47" West, a distance of 268.14 Feet, from said second 5/8 Inch iron rod found a third 5/8 Inch iron rod found bears North 40° 51' 20" West, a distance of 168.04 Feet;

THENCE, SOUTH 36° 52' 22" EAST, with said west line, a distance of 435.20 Feet to the POINT OF BEGINNING and containing 2.502 Acres of land. (See attached drawing)



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Job No. 25-03723
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Waller
AD