

STATE OF TEXAS §
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COUNTY OF WALLER §

Metes and Bounds Description

All that certain 14.95 Acre tract situated in the Peter Harper Survey, Abstract No. 137, Waller County, Texas, being out of and a part of that certain 96.380 Acre tract conveyed in Deed from Cox Enterprises, inc. to Nine Bar Ranch Texas, Inc., dated April 3, 1986 and recorded in Volume 392, Page 697 of the Deed Records of Waller County, Texas (D.R.W.C.T.), being the same 96.380 Acre tract described in General Warranty Deed filed for record in Volume 667, Page 535 of the D.R.W.C.T., and being the same tract recorded in the name of Robert R. Shields, Sr. et ux in Volume 989, Page 1, of the D.R.W.C.T: said 14.95 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found at the Northeast corner of said 96.380 Acre tract in the South line of a 60-Foot Roadway Easement described as Easement No. 2 in Volume 579, Page 37 of the D.R.W.C.T., same being the Northwest corner of the Robert Joe Tondou called 283.508 Acre tract filed for record in Volume 667, Page 535 of the D.R.W.C.T.;

Thence, NORTH 87° 29' 13" WEST, along the South line of said Roadway Easement, a distance of 436.55 Feet to a point at the Northeast corner and POINT OF BEGINNING of the herein described tract from which a 1/2 Inch iron rod found bears South 84° 58' 01" East, a distance of 2.55 Feet;

Thence, SOUTH 02°23'20" EAST, with the west line of a tract recorded in the name of John Harmer, III in Volume 1093, Page 785 of the D.R.W.C.T., a distance of **1,260.50 Feet** to a point at the Southeast corner of the herein described tract from which a fence corner bears South 58° 28' 06" East, a distance of 2.55 Feet;

Thence, SOUTH 87° 36' 40" WEST, with the north line of a tract recorded in the name of William Michael Roberts, Jr et ux in Volume 920, Page 51 of the D.R.W.C.T., a distance of **451.20 Feet** to a point at the most Southerly Southwest corner of the herein described tract from which a fence corner bears south 51° 57' 09" East, a distance of 4.20 Feet (and from which an iron rod found bears South 00° 08' 40" East, a distance of 1,076.46 Feet, from said iron rod found a second iron rod found bears South 00° 08' 40" East, a distance of 59.97 Feet, from said second iron rod found a third iron rod found bears North 86° 47' 46" West, a distance of 834.35 Feet);

Thence, with the lines of a tract recorded in the name of Ronald C. Nelms et ux in Volume 953, Page 69 of the D.R.W.C.T. the following two (2) courses:

1. NORTH 00° 08' 40" WEST, a distance of **419.35 Feet** to a point at an interior corenr of this tract from which a fence corner bears South 48° 05' 24" East, a distance of 2.17 Feet;

2. NORTH 83° 26' 24" WEST, a distance of **123.24 Feet** to a point at the most Northerly Southwest corner of the herein described tract from which a fence corner bears South 64° 39' 34" East, a distance of 1.52 Feet;

Thence, NORTH 00° 08' 40" WEST, with the east line of a tract recorded in the name of PV International, Inc., in Volume 1147, Page 307 of the D.R.W.C.T., a distance of **867.78 Feet** to an iron rod found on the South line of said 60-Foot Roadway Easement, for the Northwest corner of the herein described tract;

Thence, SOUTH 87° 29' 13" EAST, along the South line of said 60-Foot Roadway Easement, a distance of **524.44 Feet** to the POINT OF BEGINNING and containing 14.95 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 21-05074
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