

METES
H&T.C.R. I

FND 1/2" IR RPLS 4194

A 37.010-ACRE TRACT OF LAND SITUATED IN COUNTY, TEXAS, BEING OUT OF THAT CALLED SMITH & GARY D. SMITH RECORDED IN VOLUME 37.010-ACRE TRACT BEING MORE PARTICULAR BASED ON THE TEXAS COORDINATE SYSTEM (MEASUREMENTS);

BEGINNING at a 1/2-inch iron rod found in north line of a called 31,2537-acre tract (Ranch LLC recorded in Volume 1337 Page common line of said H&T.C.R. Co. Survey) Bennett recorded in Volume 381 Page 550 said called 38,304-acre tract and the herein THENCE departing said south right-of-way line

- (1) North 02°40'41" West, 20.00 feet to a corner of a called 1,296-acre tract (Pipeline Company recorded in Volume of the herein described tract;
- (2) North 87°02'30" East, 30.00 feet along Tract II to the southeast corner of said
- (3) THENCE North 02°40'41" West, 1,863.0 said called 38,304-acre tract to a 5/8-inch line of a called 4,109-acre tract of la company recorded in Volume 0528 Pg 688 38,304-acre tract, the northeast corner described tract of land, from which a 118.94 feet at the southwest corner described in a deed to Seagas Pipelin County Deed Records;
- (4) THENCE North 85°56'39" East, 381.08 north line of said called 38,304-acre Reese Survey, A-242 and said H&T.C.F. tract of land described in a deed to F the Waller County Deed Records, the 38,304-acre tract and the herein described stamped RPLS 4194 found bears No 75.00-acre tract and said Tract I;
- (5) THENCE South 02°48'44" East, 1,061.7 east line of said called 38,304-acre said H&T.C.R. Co. Survey, A-347, to 75.00-acre tract, the interior corner of
- (6) THENCE North 87°17'42" East, 1,041.51 said called 75.00-acre tract and said the west right-of-way line of said J4 northeast corner of said called 38,304-
- (7) THENCE South 02°43'48" East, 843.93 38,304-acre tract to a 5/8-inch iron west and south right-of-way line of s land also known as Tract 1 describ Page 664 of the Waller County Official tract and the herein described tract bears North 84°46' East, 15.0 feet and at the northeast corner of said Tract H&T.C.R. Co. Survey, Section 3 A-34 land described in a deed to Rocking K the Waller County Deed Records ;
- (8) THENCE South 87°02'30" West, 1,455.82 south line of said called 38,304-acre + John Ogg Survey, A-316, the north and containing 37.010-acres of land (1

BARB WIRE FENCE
N87°17'42"E 499.59'

FND 1" IP

H&T.C.R. SECTION SURVEY
A-1347
UNIMPROVED

TRACT-2

9.719 ACRES
(423,361 S.F.)
AREA IN ROADWAY
0.459 ACRES
(19,984 S.F.)
NET AREA
9.260 ACRES
(403,377 S.F.)

CALLED 38.304 ACRES
BEVERLY WILSON SMITH & GARY
VOL. 0556 PG. 347 W.C.D.

LINE BEARING	DISTANCE
L1	N02°40'41"W 1,883.00'
L2	N87°02'30"E 30.00'
L3	S76°21'08"W 14.92'

WATER LINE SIGN
20' ELECTRICAL EASEMENT
VOL. 0543 PG. 807 W.C.D.R.

SIGN 35 MPH
JOSEPH ROAD S87°02'30"W 49'

S87°02'30"W 1,455'

J. OGG S1
A-311

TRACT I
CALLED 4,109 ACRES
SEAGAS PIPELINE COMPANY
VOL. 0528 PG. 688 W.C.D.R.

TRACT II
CALLED 0.897 ACRES
SEAGAS PIPELINE COMPANY
VOL. 0528 PG. 688 W.C.D.R.

TRACT II
ROADWAY TRACT
CALLED 1,296 ACRES
SEAGAS PIPELINE COMPANY
VOL. 0528 PG. 688 W.C.D.R.

PARENT TRACT
37.010 ACRES
(1,612,148 S.F.)
AREA IN ROADWAY
1,324 ACRES
(57,632 S.F.)
NET AREA
35,686 ACRES
(1,554,516 S.F.)

TRACT-1

16.775 ACRES
(730,731 S.F.)
AREA IN ROADWAY
0.367 ACRES
(15,968 S.F.)
NET AREA
16.408 ACRES
(714,763 S.F.)

P.O.B TRACT-2
P.O.B TRACT-1
P.O.C TRACT-2
P.O.C TRACT-3
FND 1/2" IR

P.O.B TRACT
CALLED 31,2537 ACRES
TRIPLE W RANCH LLC
VOL. 1337 PG. 664 D.P.R.

TRACT 2
RPLS 5485
CALLED 31,2537 ACRES
TRIPLE W RANCH LLC
VOL. 1337 PG. 664 D.P.R.

P.O.B TRACT
CALLED 31,2537 ACRES
TRIPLE W RANCH LLC
VOL. 1337 PG. 664 D.P.R.

P.O.C TRACT-1
CALLED 31,2537 ACRES
TRIPLE W RANCH LLC
VOL. 1337 PG. 664 D.P.R.

P.O.C TRACT-2
CALLED 31,2537 ACRES
TRIPLE W RANCH LLC
VOL. 1337 PG. 664 D.P.R.

P.O.C TRACT-3
CALLED 31,2537 ACRES
TRIPLE W RANCH LLC
VOL. 1337 PG. 664 D.P.R.

FND 1/2" IR