

Metes and Bounds Description

BEING a 200.978 acre (8,754,583 square feet) tract of land located in the J. E. Groce Survey, Abstract 30, being comprised of all of a called 44.712 acre tract of land conveyed to Kirk M. Pfeffer and Blake A. Pfeffer as recorded in Waller County Clerk's File instrument number 2507136 of the Official Public Records of Waller County (O.P.R.W.C.), of a portion of a called 387.278 acre tract of land conveyed to Mary Katherine Mather Pfeffer as recorded in instrument number 2013053 O.P.R.W.C., and of a portion of a called 436.524 acre tract of land conveyed to Kirk M. Pfeffer and Blake A. Pfeffer as recorded in instrument number 2504596 O.P.R.W.C.; said 200.978 acre tract of land being more particularly described by metes and bounds as follows, with the basis of bearing being based on the Texas Coordinate System, South Central Zone 4204, NAD83, derived from GPS observations:

BEGINNING at a 1-1/2-inch iron pipe found for the southeast corner of the residue of a called 136.666 acre tract conveyed to William and Kasandra Kalbow Living Trust as recorded in instrument number 2213432 O.P.R.W.C., for the northeast corner of a called 36.000 acre tract of land conveyed to Angela Okotie Eboh as recorded in instrument number 2508782 O.P.R.W.C., for a northwest corner of the said called 387.278 acre Pfeffer tract, for the southwest corner of the said called 44.712 acre Pfeffer tract, and for an angle point of the tract herein described;

THENCE North $12^{\circ}13'39''$ West, coincident with a west line of the herein described tract, at 1,625.67 feet pass a 1-inch iron pipe found in the south margin of Addie Gee Road, and continuing another 42.00 feet (called 42 feet in a right of way deed from Edgar P. Menke and Lee L. Menke to Waller County, Texas as recorded in volume 125, page 403 D.R.W.C.(TRACT NO. 4)), for a total distance of 1,667.55 feet to a point in the middle of Addie Gee Road for the northwest corner of the tract herein described;

THENCE North $65^{\circ}48'16''$ East, coincident with the center of said Addie Gee Road, 1,179.61 feet to a point for a northwest corner of a called 5.886 acre tract of land conveyed to Mary Katherine Mather Pfeffer as recorded in instrument number 2013053 O.P.R.W.C., and for a northeast corner of the tract herein described;

THENCE South $12^{\circ}15'12''$ East, coincident with the east line of the called 44.712 acre Pfeffer tract, at 42.00 feet pass a 1/2-inch iron rod found in the south margin of said Addie Gee Road, at 1,706.51 feet pass a 1/2-inch iron rod found in a north line of the said called 387.278 acre Pfeffer tract, for the southwest corner of the called 5.886 acre Pfeffer tract, for the southeast corner of the said called 44.712 acre Pfeffer tract, continuing for a total of 1,859.85 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set for an internal corner of the tract herein described;

THENCE North $67^{\circ}38'38''$ East, severing the said called 387.278 acre Pfeffer tract, 1,208.81 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set for a northeast corner of the tract herein described;

THENCE South $12^{\circ}49'56''$ West, along an east line of the herein described tract, 3,970.32 feet, severing both the said called 387.278 acre Pfeffer tract, and the said called 436.524 acre Pfeffer tract, to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" set for the southeast corner of the tract herein described;

THENCE South 82°14'35" West, along the south line of the herein described tract, 1,061.51 feet, severing the said called 436.524 acre Pfeffer tract, to a wooden fence post called for in deed conveying a called 3.630 acre tract of land to the Sebesta Family Living Trust as recorded in instrument number 1308079 O.P.R.W.C., for the northeast corner of a called 1.8 acre tract conveyed to Ben Worchesik et ux as recorded in volume 178, page 453 of the Deed Records of Waller County (D.R.W.C.), and for the southwest corner of the tract herein described;

THENCE North 01°17'51" West, with a west line of the herein described tract, 144.55 feet to a point in the centerline of Beef Bayou, for an angle point of the called 3.630 acre tract of land, and for an angle point of the tract herein described;

THENCE along the meanders of said Beef Bayou:

North 34°43'12" West, 176.40 feet to a point;
South 59°16'48" West, 178.00 feet to a point;
North 48°18'12" West, 257.00 feet to a point;
North 83°28'12" West, 130.00 feet to a point;
North 28°38'12" West, 317.00 feet to a point;
North 62°13'12" West, 288.24 feet to a point;
North 20°56'48" East, at 152.10 feet pass a 5/8-inch iron rod found for reference, for a total of 308.00 feet to a point;
North 12°53'48" East, 139.00 feet to a point;
North 01°48'12" West, 250.93 feet to a point;
North 17°09'39" West, 362.58 feet to a 1/2-inch iron rod found in the south line of the said called 36.000 acre Eboh tract, for the northeast corner of a called 4.206 acre tract of land conveyed to Dennis Carl Lambert as recorded in volume 766, page 286 D.R.W.C., and for a west corner of the tract herein described;

THENCE North 77°24'36" East, along a north line of the herein described tract, 949.82 feet to a 1-1/4 inch iron pipe found for the southwest corner of the said called 387.278 acre Pfeffer tract, for the southeast corner of the said called 36.000 acre Eboh tract, and for an internal corner of the tract herein described;

THENCE North 12°47'25" West, along a west line of the herein described tract, 545.25 feet to a 5/8-inch iron rod with plastic cap stamped "DMBEARD SVCS RPLS 6438" found for common corner of the said called 387.278 acre Pfeffer tract with the said called 36.000 acre Eboh tract, and for an angle point of the tract herein described;

THENCE North 12°08'55" West, along a west line of the herein described tract, 718.80 feet to the **POINT OF BEGINNING** of the herein described tract containing 200.978 acre (8,754,583 square feet) of land.



Darryl M. Beard
Registered Professional Land Surveyor
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A plat of even date was prepared in conjunction with this description.
Job No. 2025-34