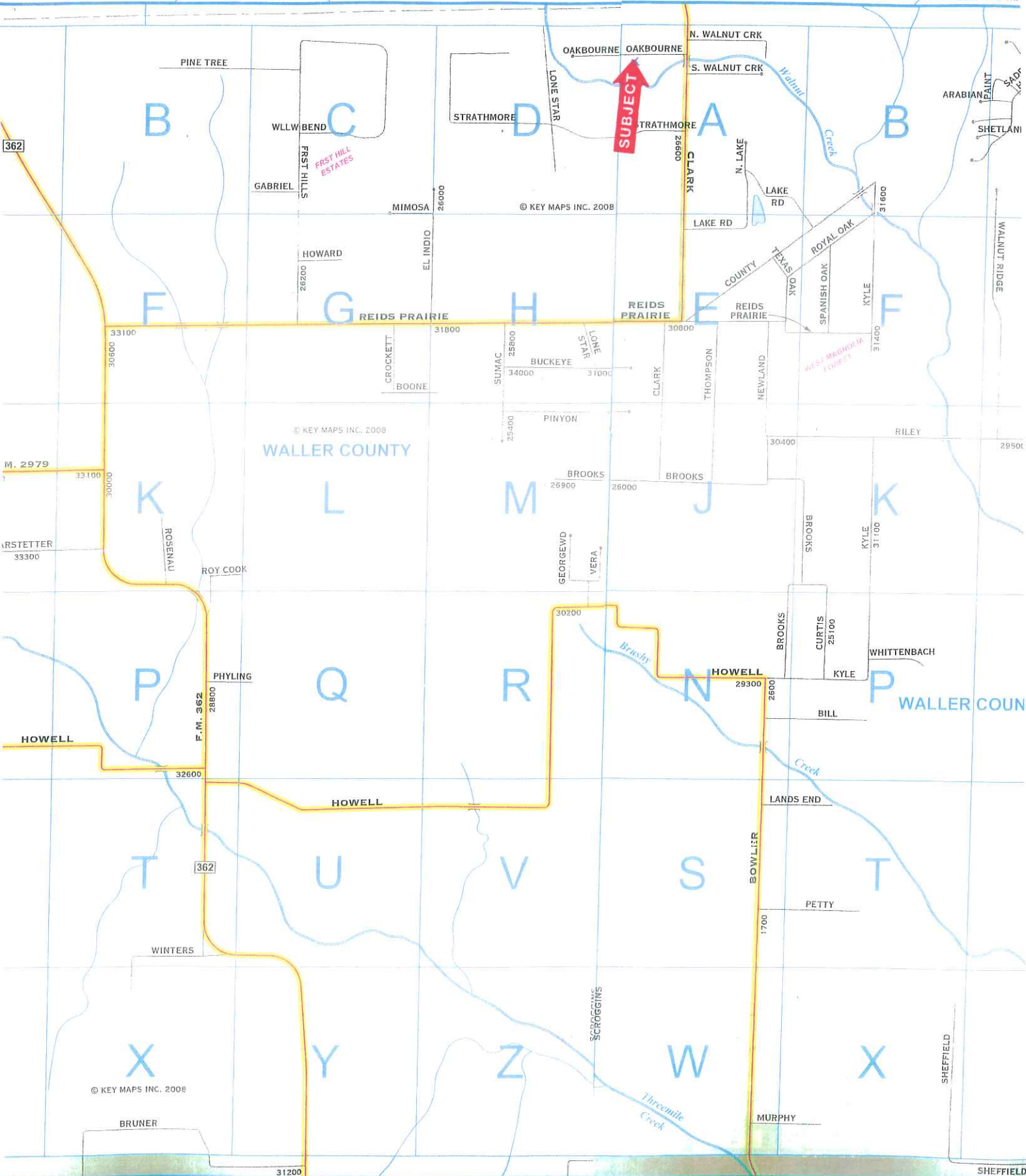


SEE 178 MAP

SEE 179 MAP



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WALLER COUNTY

WALLER COUN

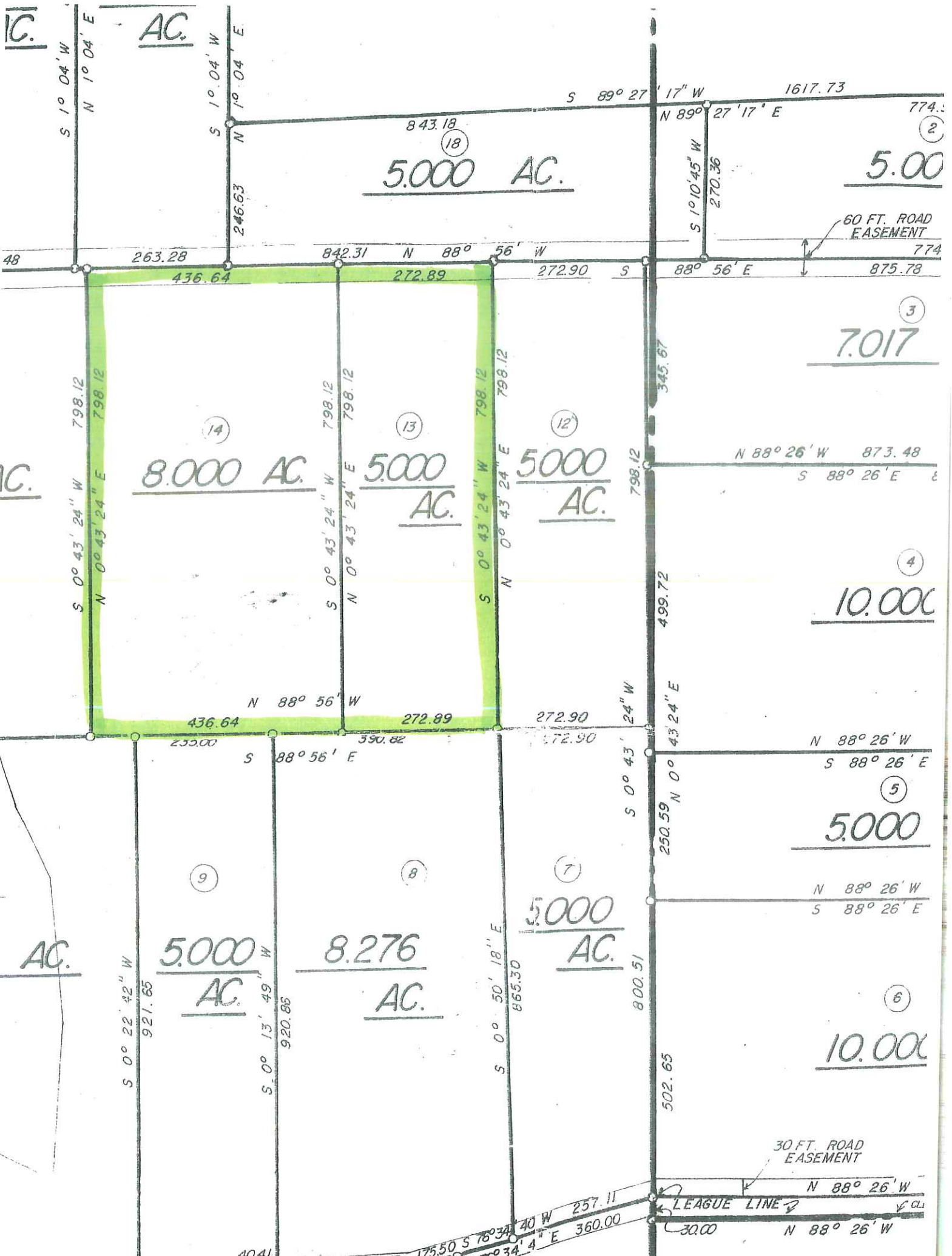
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SEE 242 MAP

SEE 243 MAP





1C.

AC.

5.000 AC.

5.00

8.000 AC.

5.000 AC.

5000 AC.

10.000

5.000

5000 AC.

10.000

AC.

5.000 AC.

8.276 AC.

30 FT. ROAD EASEMENT

LEAGUE LINE

1C.

14

13

12

3

4

5

7

6

8

9

18

2

S 1° 04' W
N 1° 04' E

S 1° 04' W
N 1° 04' E

S 89° 27' 17" W 1617.73

N 89° 27' 17" E 774.2

843.18

246.63

S 1° 10' 45" W
270.36

60 FT. ROAD EASEMENT

48 263.28 842.31 N 88° 56' W 272.90 S 88° 56' E 774 875.78

436.64

272.89

272.90

S 0° 43' 24" W 798.12
N 0° 43' 24" E 798.12

S 0° 43' 24" W 798.12
N 0° 43' 24" E 798.12

S 0° 43' 24" W 798.12
N 0° 43' 24" E 798.12

345.67

N 88° 26' W 873.48

S 88° 26' E

798.12

499.72

N 88° 56' W

436.64

272.89

272.90

S 88° 56' E

255.00

350.82

272.90

N 88° 26' W

S 88° 26' E

S 0° 43' 24" W

N 0° 43' 24" E

5

5.000

N 88° 26' W

S 88° 26' E

S 0° 50' 18" E

865.30

800.51

S 0° 22' 42" W

921.65

S 0° 13' 49" W

920.85

502.65

30 FT. ROAD EASEMENT

N 88° 26' W

LEAGUE LINE

N 88° 26' W

40.41

236.53

175.50

257.11

30.00

CL



Property Description

All that certain tract or parcel of land containing 12,989 acres (called 13 acres), situated in the Simpson Scott Survey, Abstract 248, Waller County, Texas, being part of a 996,798 acre tract described in a deed recorded in Volume 288, Page 815 of the Waller County Deed Records, said 12,989 acres being comprised of a 5,000 acre tract and an 8,000 acre tract as described in deed recorded in Volume 316, Page 108 of the Waller County Deed Records, and being further described as follows:

COMMENCING for reference at a point in the centerline of Strathmore Road, marking the Northeastly corner of the C. Petrus Hens Survey, Abstract 248.

THENCE, South 88° 26' 00" East, 864.80 feet along the centerline of Strathmore Road to a point on the Westerly line of Oak Road;

THENCE, North 01° 06' 35" East, 1636.15 feet along the Westerly line of Oak Road to a point in the centerline of Oakbourne Road, a 60 foot wide roadway easement;

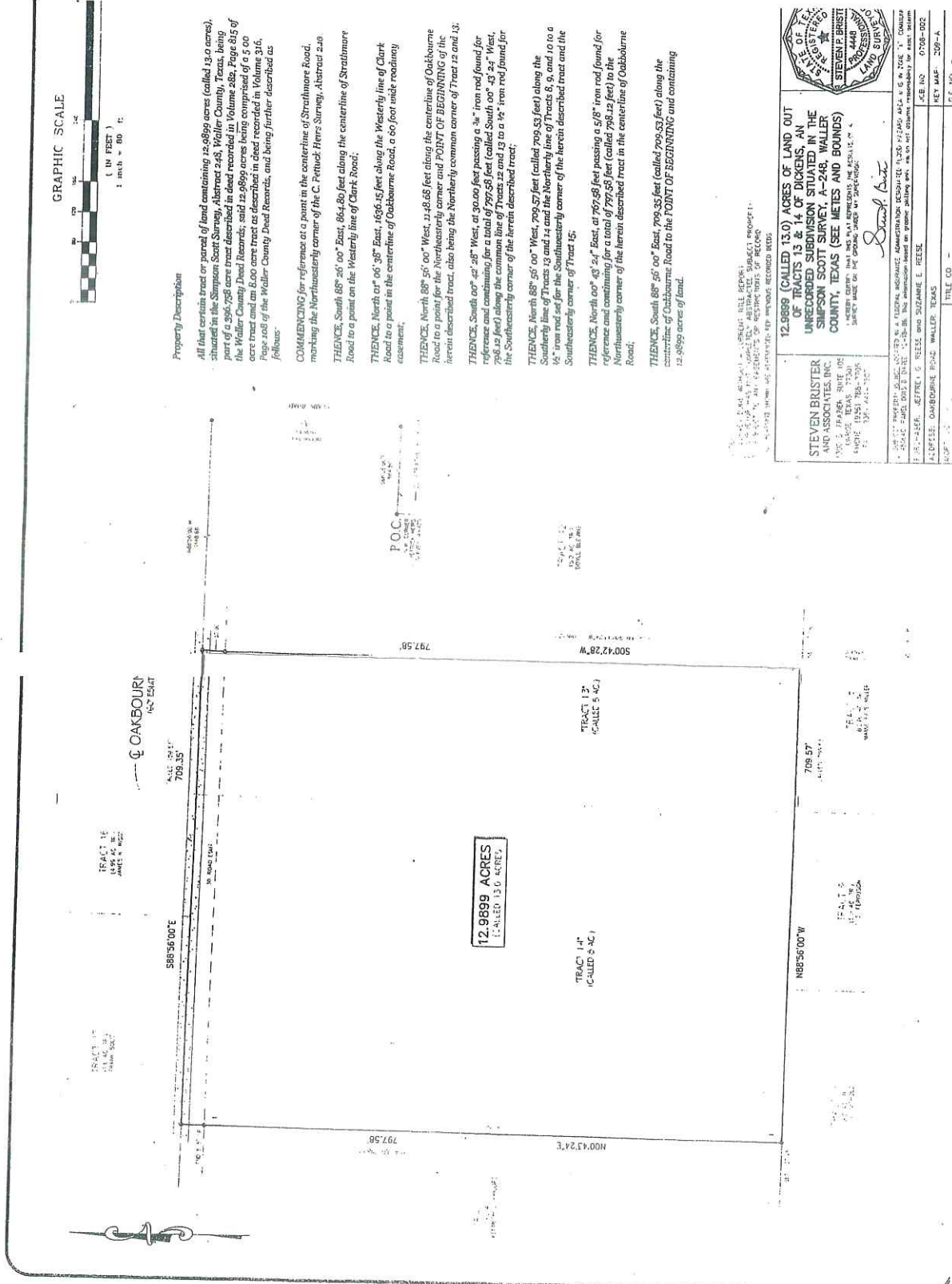
THENCE, North 88° 56' 00" West, 214.88 feet along the centerline of Oakbourne Road to a point for the Northeastly corner and POINT OF BEGINNING of the herein described tract, also being the Northerly common corner of Tract 12 and 13;

THENCE, South 00° 42' 28" West, at 300.00 feet passing a 3/4" iron rod found for reference and continuing for a total of 797.58 feet (called South 00° 43' 24" West, 798.12 feet) along the common line of Tracts 12 and 13 to a 1/4" iron rod found for the Southeastly corner of the herein described tract;

THENCE, North 88° 56' 00" West, 799.57 feet (called 799.53 feet) along the Southerly line of Tracts 12 and 13 and the Northerly line of Tracts 8, 9, and 10 to a 1/4" iron rod set for the Southeastly corner of the herein described tract and the Southeastly corner of Tract 15;

THENCE, North 00° 43' 24" East, at 799.58 feet passing a 1/2" iron rod found for reference and continuing for a total of 797.58 feet (called 798.12 feet) to the Northeastly corner of the herein described tract in the centerline of Oakbourne Road;

THENCE, South 88° 26' 00" East, 799.35 feet (called 799.53 feet) along the centerline of Oakbourne Road to the POINT OF BEGINNING and containing 12,989 acres of land.



THIS INSTRUMENT BEING A PUBLIC RECORD, THE SIGNATURES OF THE PARTIES TO THE SAME ARE HEREBY RECORDED FOR THE PURPOSES OF RECORD.

STEVEN BRUSTER AND ASSOCIATES, INC. COUNTY CLERK WALLER COUNTY, TEXAS PHONE: (936) 785-7336 FAX: (936) 785-7337	
<i>David L. Bruster</i>	
12,989 ACRES (CALLED 13.0 ACRES) OF LAND OUT OF TRACTS 13 & 14 OF DICKENS AN UNRECORDED SUBDIVISION SITUATED IN THE SIMPSON SCOTT SURVEY, A-248, WALLER COUNTY, TEXAS (SEE METES AND BOUNDS). A DEED DATED MAY 1951 AND A RESUBDIVISION RECORD OF A SURVEY MADE ON THE ABOVE LAND ON 2/26/1952.	
THIS INSTRUMENT BEING A PUBLIC RECORD, THE SIGNATURES OF THE PARTIES TO THE SAME ARE HEREBY RECORDED FOR THE PURPOSES OF RECORD.	
1. THE INSTRUMENT DESCRIBED IN A PUBLIC RECORD, ABSTRACT 248, VOLUME 288, PAGE 815, IS A PUBLIC RECORD. THE SIGNATURES OF THE PARTIES TO THE SAME ARE HEREBY RECORDED FOR THE PURPOSES OF RECORD.	
2. THE INSTRUMENT DESCRIBED IN A PUBLIC RECORD, ABSTRACT 248, VOLUME 288, PAGE 815, IS A PUBLIC RECORD. THE SIGNATURES OF THE PARTIES TO THE SAME ARE HEREBY RECORDED FOR THE PURPOSES OF RECORD.	
ADDRESS: OAKBOURNE ROAD, WALLER, TEXAS	
ABSTRACT NO.	KEY MAP NO.
248	209-A
TITLE CO.	

218^{000m} E 219^{000m} E 220^{000m} E 221^{000m} E 222^{000m} E

