

METES AND BOUNDS

THE STATE OF TEXAS

THE COUNTY OF BREWSTER

Metes and bounds description of a 10.87 acre tract of land known as Tract 23 out of a 634.95 acre tract described as Tract Number 2 and Tract Number 3 in Vol. 22, P. 718, Official Public Records, out of Surveys 92 and 93, Block 9, G.H. & S.A. Ry. Co. Surveys, Brewster County, Texas, said 10.87 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod and cap marked "WALKER 4425" set for the common corner of Tracts 22 (10.16 ac.), 38 (11.64 ac.), 39 (11.62 ac.) and the Southwest corner of this tract, having State Plane Coordinates of Y= 967371.70 feet and X= 524455.40 feet, South Central Zone, NAD 1927, from which a rock mound marked "NE 94" found for the common corner of Surveys 92, 93, 94 and 95, said Block 9, having State Plane Coordinates of Y= 966308.24 feet and X= 528442.07 feet, bears South 75deg.03'50" East 4126.07 feet;

THENCE North 8deg.27'42" East 559.22 feet to a ½" iron rod and cap marked "WALKER 4425" set for the common corner of Tracts 24 (10.11 ac.), 37 (10.89 ac.), 38 (11.64 Ac.0 and The Northwest corner of this tract;

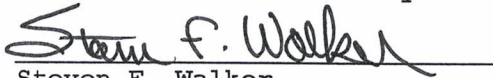
THENCE South 85deg.34'16" East, at 838.88 feet pass a ½" iron rod and cap marked "WALKER 4425" set in the West Right-of-Way of a 60.0 foot wide road easement, known as SENDERO HORSETHIEF, described in Vol. 152, P. 791, Official Public Records, 869.24 feet in all to a point in the centerline of said easement for the Southeast corner of said Tract 24 and the Northeast corner of this tract;

THENCE South 4deg.23'00" East 470.00 feet with the centerline of said easement to a point for the Northeast corner of a 10.16 acre tract known as Tract 22 the Southeast corner of this tract;

THENCE South 88deg.59'20" West, at 30.05 feet pass a ½" iron rod and cap marked "WALKER 4425" set in the West Right-of-Way of said easement, 985.00 feet in all to the point of beginning.

Bearings, distances and acreage are based on the Texas Coordinate System, South Central Zone, NAD 1927.

I hereby certify that the foregoing description represents the results of an actual survey on the ground made by me or under my direct supervision and that the lines and corners found or set are true and correct to the best of my knowledge and belief.



Steven F. Walker

Registered Professional Land Surveyor #4425

Licensed State Land Surveyor

Brewster County Surveyor

Date: April 15, 2003

