

METES AND BOUND LEGAL DESCRIPTION  
17.00 ACRES OUT OF THE  
OWEN WINGFIELD SURVEY, A-269  
WALLER COUNTY, TEXAS

A tract or parcel of land containing 17.00 acres out of the Owen Wingfield Survey, Abstract No. 269, Waller County, Texas and being a portion of the 194 acres formerly owned by E. H. Trogdon, C. O. Trogdon, and V. J. Trogdon as described under Clerk's File No. 9062 of the Official Real Property Records of Waller County (O.R.P.R.W.C.) and John Bruner and Theresa Bruner according to Executor's Deed with Special Warranty executed on February 5, 2003, as recorded under Clerk's File No. 031059 of the O.R.P.R.W.C., and now being a portion of 62.00 acres conveyed by John Bruner to Theresa Bruner, said 17.00 acres being more particularly described by metes and bounds as follows as follows: (The basis of bearing for this description is the Texas State Plane Coordinate System, based on GPS observations)

COMMENCING at a fence post found at the southeast corner of said 194 acre tract, and the southwest corner of the E. S. Howell 140.65 acre tract, also being the southeast corner of a 10.58 acre tract conveyed by John Bruner to Keith Bronikowski by deed of February 24, 2006, lying in the north right-of-way line of Howell Road (40 feet wide);

THENCE SOUTH 88 degrees 12 minutes 13 seconds WEST, 521.41 feet along said north line of Howell Road to a 5/8-inch iron rod with plastic cap found at the POINT OF BEGINNING and the southeast corner of the herein described tract, being the southwest corner of a 5.00 acre tract conveyed by Theresa Bruner to Keith Bronikowski;

THENCE SOUTH 88 degrees 12 minutes 13 seconds WEST, 605.80 feet along said north line of Howell Road to a 5/8-inch iron rod with plastic cap set at the southwest corner of the herein described tract;

THENCE NORTH 00 degrees 02 minutes 49 seconds EAST, 1,160.28 feet to a 5/8-inch iron rod with plastic cap set at the northwest corner of the herein described tract, lying in the north line of said 62.00 acre Theresa Bruner tract;

THENCE NORTH 76 degrees 35 minutes 05 seconds EAST, 622.60 feet along said north line of the 62.00 acre Theresa Bruner tract to a 5/8-inch iron rod with plastic cap found at the northeast corner of the herein described tract, being the northwest corner of said 5.00 acre Keith Bronikowski tract;

THENCE SOUTH 00 degrees 02 minutes 49 seconds WEST, 1,285.74 feet along the west line of said 5.00 acre Keith Bronikowski tract to the POINT OF BEGINNING, containing 17.00 acres of land. (Drawing No. C-1388C on file in the office of S & V Surveying, Inc. was prepared to accompany this description)



S & V SURVEYING, INC.

BY:

*Ottis Ray Lester*  
3/9/07

March 9, 2007  
Job No. 68200-198-0-DEV  
Drawing No. C-1388C

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