

STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 2.1996 ACRES, (95,812 SQUARE FEET), SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT NUMBER 41, WALLER COUNTY, TEXAS, SAID 2.1996 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.1995 ACRE TRACT OF LAND DESIGNATED AS TRACT B AS DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. 1908869 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT NO. 1908869 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS).

COMMENCING at a 1” iron pipe found for the intersection of the west right-of-way line of Cochran Road with the south right-of-way line of Cattle Creek Road, same being the northeast corner of that certain called 2.1995 acre tract of land designated as Tract A as conveyed to Lindajoy M. Luis by instrument recorded in Document No. 1908873 of the Official Public Records of Waller County, Texas

Thence, S 00°07’59” E, along the west right-of-way line of Cochran Road, same being the common line of said Tract A, a distance of 72.86 feet to a calculated point for an angle point in the west right-of-way line of Cochran Road, same being a corner of said Tract A;

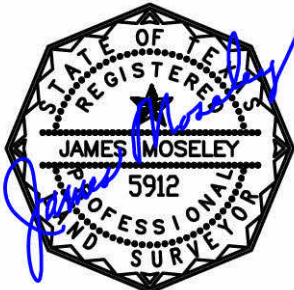
Thence, S 00°36’00” E, along the west right-of-way line of Cochran Road, same being the common line of said Tract A, a distance of 125.69 feet to a capped iron rod found for the southeast corner of said Tract A, same being the northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 00°36’00” E, along the west right-of-way line of Cochran Road, a distance of 193.91 feet to a 5/8” iron rod found for the northeast corner of that certain called 6.731 acre tract of land as conveyed to Connie Thornton Flentge by instrument recorded in Volume 1169, Page 539, of the Deed Records of Waller County, Texas, same being the southeast corner of the herein described tract;

Thence, S 89°30’00” W, along the common line of said 6.731 Acre Tract, a distance of 499.88 feet to a capped iron rod found for the southeast corner of that certain called 2.477 acre tract of land as conveyed to Russell Mundy and Sheila Mundy by instrument recorded in Volume 664, Page 679, of the Deed Records of Waller County, Texas, same being the northwest corner of said 6.731 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 02°48’10” E, along the common line of said 2.477 Acre Tract, a distance of 194.23 feet to a capped iron rod found for the southwest corner of said Tract A, same being the northwest corner of the herein described tract;

Thence, N 89°30’00” E, along the common line of said Tract A, a distance of 488.35 feet to the POINT OF BEGINNING and containing 2.1996 acres or 95,812 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 20-00265
January 16, 2020

See Drawing Attached

