

STATE OF TEXAS §
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COUNTY OF WALLER §

Metes & Bounds Property Description
Lot 117

A tract of land containing 1.94 Acres, being Lot 117 of Riverwood Estates, Section 2, an unrecorded subdivision out of the Jared Groce Survey, Abstract 30, Waller County, Texas being the same tract recorded in the names of Edwin M. Bealle and wife, Laura Rose Bealle in Volume 510, Page 908 (Lot 117), being further described in Volume 404, Page 388) in the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 485, Page 383 O.P.R.W.C.T.)

COMMENCING at a point on the center line of Pine Oak Lane (70 Foot wide road easement), being the southeast corner said Lot 119;

THENCE, SOUTH 88° 59' 30" WEST, with said center line, being the north line of Lot 120 as recorded in the name of Clark E. & Sandra Dumesnil in Volume 1017, Page 129 of the O.P.R.W.C.T., a distance of 207.11 Feet to a point at the southeast corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 88° 59' 30" WEST, continuing with said center line, being the north line of Lot 118 as recorded in the name of Daniel & Jamie Baranowski under Deed No. 1502607 of the O.P.R.W.C.T., a distance of 207.57 Feet to a point at the southwest corner of this tract;

THENCE, NORTH 01° 00' 30" WEST, with the east line of Lot 115 as recorded in the name of Frank G. Newman and wife Verna M. Newman in Volume 736, Page 452 of the O.P.R.W.C.T., passing at a distance of 35.00 Feet a 1/2 Inch iron rod found and continuing for a total distance of 407.37 Feet to a 5/8 Inch iron rod found at the northwest corner of this tract;

THENCE, NORTH 88° 59' 30" EAST, with the south line of Lot 66 as recorded in the name of George Philip Huey in Volume 1148, Page 62 of the O.P.R.W.C.T. a distance of 207.57 Feet to a 5/8 Inch iron rod found at the northeast corner of this tract;

THENCE, SOUTH 01° 00' 30" EAST, with the west line of Lot 119 as recorded in the name of Edwam M. Bealle and wife, Laura Rose Bealle in Volume 485, Page 383 of the O.P.R.W.C.T., passing at a distance of 372.37 Feet a 5/8 Inch iron rod found and continuing for a total distance of 407.37 Feet to the POINT OF BEGINNING and containing 1.94 Acres of land.

(See attached drawing)



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