

C & C Surveying, Inc.

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Metes and Bounds

26.511 Acres

William Heady Survey, Abstract Number 134

John Reese Survey, Abstract Number 242

Waller County, Texas

Being a 26.511 acre tract of land situated in the William Heady Survey, Abstract Number 134, and the John Reese Survey, Abstract Number 242, of Waller County, Texas, and being the residual of a called 27.50 acres as described in deed recorded in Volume 547, Page 836, of the Real Property Records of Waller County, Texas, said 26.511 acres being more particularly described as follows with all bearings based on the North line of a formerly called 1/2 acre described in deed recorded in Volume 198, Page 408 of the Deed Records of Waller County, Texas;

BEGINNING at a 1/2 inch iron pipe, found for the Southeast corner of the herein described tract, common with the Southwest corner of a called 28.879 acre tract described in deed recorded in Volume 180, Page 405, of said Deed Records, same being in the North right-of-way line of FM 1488, and proceeding;

THENCE along the South line of the herein described tract, common with the North right-of-way line of FM 1488, around a curve to the right, having a radius of 2814.83 feet, a central angle of 06°48'24", an arc length of 334.40 feet (Deed - 335.0 feet), and a chord which bears N 77°41'45" W, 334.20 feet, to a point at the end of said curve;

THENCE N 74°05'06" W (Deed - N 74°57' W), a distance of 638.09 feet, continuing along the South line of the herein described tract, common with the North right-of-way line of FM 1488, to a fence post, found for the Southwest corner of the herein described tract, common with the Southeast corner of a called 0.6514 acre tract described in deed recorded in Volume 585, Page 528, of the Real Property Records of Waller County, Texas;

THENCE N 01°12'53" E, a distance of 890.94 feet, along the lower West line of the herein described tract, common with the East line of the 0.6514 acre tract, severing the 27.50 acre tract, to a fence post, found for the lower Northwest corner of the herein described tract, common with an interior corner of the 0.6514 acre tract;

THENCE N 46°41'27" E, a distance of 33.26 feet, along a Northwest line of the herein described tract, common with a Southeast line of the 0.6514 acre tract, to a fence post, found for a Northwest corner of the herein described tract, common with the Northeast corner of the 0.6514 acre tract, same being in the South line of a called 96.3623 acre tract described in deed recorded in Volume 585, Page 528, of said Real Property Records;

THENCE S 89°15'29" E (Deed - East), a distance of 756.74 feet, along the lower North line of the herein described tract, common with the South line of the 96.3623 acre tract, to a rail, found for an interior corner of the herein described tract, common with the Southeast corner of the 96.3623 acre tract;

THENCE N 01°17'33" E, a distance of 1055.64 feet (Deed - N 00°45' E - 1051.0 feet), along the upper West line of the herein described tract, common with the East line of the 96.3623 acre tract, to a 1/2 inch iron pipe, found for the upper Northwest corner of the herein described tract, common with the Southwest corner of a called 36.047 acre tract described in deed recorded in Volume 1285, Page 452, of said Real Property Records;

THENCE S 89°23'51" E (Deed - East), a distance of 162.94 feet, along the upper North line of the herein described tract, common with the South line of the 36.047 acre tract, to an iron rod with survey cap, set for the Northeast corner of the herein described tract, common with the Northwest corner of the 28.879 acre tract;

THENCE S 01°12'18" W, a distance of 2204.09 feet (Deed - S 00°45' W - 2207.0 feet), along the East line of the herein described tract, common with the West line of the 28.879 acre tract, back to the **POINT OF BEGINNING** and containing 26.511 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated December 6, 2012.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141
12-0387
12-06-12

