

Owen Wingfield Survey, Abstract 269
Waller County, Texas
3.978 acres

EXHIBIT "A"

BEING A 3.978 ACRE TRACT OF LAND, BEING THE RESIDUE OF A 40 ACRE TRACT OF LAND RECORDED IN VOLUME 162, PAGE 353, DEED RECORDS OF WALLER COUNTY, TEXAS, SAVE AND EXCEPT 10 ACRES RECORDED IN VOLUME 202, PAGE 767, 10 ACRES RECORDED IN VOLUME 221, PAGE 203 AND 18.347 ACRES RECORDED IN VOLUME 234, PAGE 313, ALL IN THE DEED RECORDS OF WALLER COUNTY, AND LYING IN THE OWEN WINGFIELD SURVEY, ABSTRACT 269, WALLER COUNTY, TEXAS, SAID 3.978 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod for the southwest corner of the herein described tract, being also the most southerly southeast corner of a 42.883 acre tract of land recorded in Clerk's File Number 708673, Official Public Records of Waller County, Texas, from which the most westerly southwest corner of said 40 acre tract bears S 03°29'47" E a distance of 20.00 feet, and lying in the North right-of-way line of Howell Road (Howell Rd) (based on a 40 feet wide ROW);

THENCE N 03°29'47" W with the East boundary line of said 42.883 acre tract a distance of 428.91 feet to a 1 inch iron pipe for the northwest corner of the herein described tract, being also an interior corner of said 42.883 acre tract, being also the most westerly northwest corner of said 40 acre tract;

THENCE S 87°37'57" E with a South boundary line of said 42.883 tract and the most westerly North boundary line of said 40 acre tract a distance of 431.25 feet to a 1/2 inch iron rod for the northeast corner of the herein described tract, being also the most westerly northwest corner of an 18.347 acre tract of land recorded in Clerk's File Number 950556, Official Public Records of Waller County, Texas;

THENCE S 00°47'25" W with the West boundary line of said 18.347 acre tract, severing said 40 acre tract, a distance of 407.40 feet to a 1/2 inch iron rod for the southeast corner of the herein described tract, being also the most westerly southwest corner of said 18.347 acre tract, and lying in the North ROW line of Howell Rd;

THENCE S 89°34'43" W with the North ROW line of Howell Rd, 20.00 feet North of and parallel to the most westerly South boundary line of said 40 acre tract, a distance of 399.12 feet to the **PLACE OF BEGINNING** and containing 3.978 acres of land.

Bearing Basis: All bearings shown herein are referenced to the Texas Plane Coordinate System, North American Datum of 1983, South Central Zone.


Wesley C. Hunter
Registered Professional Land Surveyor
No. 6268 – State of Texas



EXPLORER SURVEYING

37807 MAYO ST., HEMPSTEAD, TX 77445
(432) 425-4022 & (281) 305-4069 WWW.EXPSURVEY.COM
FIRM # 10194098 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

DATE: December 16, 2020