

STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 1.7663 ACRES, (76,941 SQUARE FEET), SITUATED IN THE MCLIN BRACEY SURVEY NO. 154, ABSTRACT NUMBER 15, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 3.5305 ACRE TRACT OF LAND AS CONVEYED TO MAYA GYAN LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2103092 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SAID 1.7663 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT NO. 2103092 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS)

COMMENCING at a ½” iron pipe found on the south right-of-way line of FM 1736, on the arc of a curve to the right, for the most northerly northeast corner of that certain called 7.6931 acre tract of land as conveyed to James Jason Butler and Alyson Kuntz-Butler by instrument recorded in Document No. 1500317 of the Official Public Records of Waller County, Texas, same being the northwest corner of said 3.5305 Acre Tract, same being the northwest corner of a 1.7642 acre tract out of said 3.5305 Acre Tract,

; Thence, Northeasterly, along the south right-of-way line of FM 1736, with the arc of said curve to the right, having an included angle of 02°52’01”, a radius of 1859.88 feet, a chord that bears, N 88°18’28” E, a chord distance of 93.06 feet, for an arc distance of 93.07 feet to a concrete monument found for the point of tangency of said curve to the right;

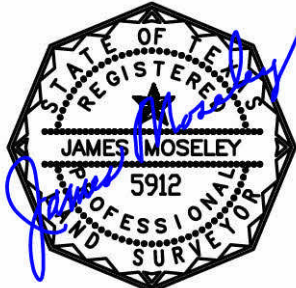
Thence, N 88°29’20” E, along the south right-of-way line of FM 1736, a distance of 143.87 feet to a capped, (Precision Surveyors), iron rod set for the northeast corner of said 1.7642 Acre Tract, same being the northwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 88°29’20” E, along the south right-of-way line of FM 1736, a distance of 241.08 feet to a 3” iron pipe found for the northwest corner of that certain called 1.00 acre tract of land as conveyed to Russell G. Bruner and Pamela S. Bruner by instrument recorded in Volume 463, Page 620, of the Deed Records of Waller County, Texas, same being the northeast corner of the herein described tract;

Thence, S 02°33’21” E, along the common line of said 1.00 Acre Tract, a distance of 316.78 feet to a point for the southwest corner of said 1.00 Acre Tract, same being a corner of said 7.6931 Acre Tract, same being the southeast corner of the herein described tract, from which a ½” iron rod found for reference bears, N 67°29’21” W, a distance of 0.70 feet;

Thence, S 87°17’19” W, along the common line of said 7.6931 Acre Tract, a distance of 240.89 feet to a capped, (Precision Surveyors), iron rod set for the southeast corner of said 1.7642 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 02°34’55” W, across said 3.5305 Acre Tract, along the common line of said 1.7642 Acre Tract, a distance of 321.83 feet to the POINT OF BEGINNING and containing 1.7663 acres or 76,941 square feet of land, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 21-2668A  
May 4, 2021

See Drawing Attached