



METES AND BOUNDS  
DESCRIPTION  
OF  
7.466 ACRES  
IN THE  
JUSTO LIENDO SURVEY ABSTRACT 41  
WALLER COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 7.466 acres of land, more or less, in the Justo Liendo Survey, Abstract 41, Waller County, Texas, same being the residue of Lot No. 1 called 38 1/2 acre parcel as described by deed recorded in Volume 62, Page 552 of the Deed Records of Waller County, Texas, said 7.466 acre tract being more particularly described by metes and bounds, as follows, to wit:

COMMENCING for at a 1/2 iron rod found for reference, same being the most northerly corner of that certain called 25.610 acre parcel as described by deed recorded in Volume 1295, Page 779 of the Official Records of Waller County, Texas, same being the most southerly southeast corner of that certain Tract 2 called 1.949 acre parcel as described by deed recorded in Volume 1405, Page 217 of the Official Records of Waller County, Texas, same being in the westerly right-of-way line of Farm-to-Market Road No. 359 (100 Ft. Right-of-Way), from which a 3 inch capped iron pipe bears South 00 degrees 46 minutes 15 seconds East, a distance of 1,389.97 feet (called South 00 degrees 46 minutes 15 seconds East, 1,390.00 feet) (Basis of Bearings), same being the most southerly southeast corner of said called 25.610 acre parcel, same being the most northerly corner of that certain called 40.0 acre parcel as described by deed recorded in Volume 131, Page 49 of the Deed Records of Waller County, Texas, same being in the westerly right-of-way line of Farm-to-Market Road No. 359;

THENCE, with said westerly right-of-way line of Farm-to-Market Road No. 359 and with said common line, North 00 degrees 32 minutes 26 seconds West, a distance of 99.45 feet (called North 00 degrees 41 minutes 00 seconds West, 99.41 feet) to a 1/2 inch iron rod found for corner, same being the most northerly corner of said Tract 2 called 1.949 acre parcel, same being in the westerly right-of-way line of said Farm-to-Market Road No. 359, same being the most easterly southeast corner of the residue of said Lot No. 1 called 38 1/2 acre parcel, and same being the most easterly southeast corner and POINT OF BEGINNING of the tract herein described;

THENCE, with said common line, North 00 degrees 34 minutes 47 seconds West, a distance of 1,489.46 feet (called North 00 degrees 41 minutes 00 seconds West) to a 5/8 inch iron rod found for corner, same being in the southeasterly line of that certain called 12.817 acre parcel as described by deed recorded in Volume 950, Page 662 of the Official Records of Waller County, Texas, same being in the westerly right-of-way line of Farm-to-Market Road No. 359, same being the most northerly corner of the residue of said Lot No. 1 called 38 1/2 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, departing said westerly right-of-way line of Farm-to-Market Road No. 359 and with said common line, South 80 degrees 45 minutes 59 seconds West, a distance of 331.15 feet (called South 80 degrees 00 minutes 00 seconds West) to a 1/2 inch iron rod found for corner, same being in the southeasterly line of said called 12.817 acre parcel, same being the most northerly corner of that certain Tract 1 called 39.967 acre parcel as described by deed recorded in Volume 1205, Page 217 of the Official Records of Waller County, Texas, same being the most westerly northwest corner of the residue of said Lot No. 1 called 38 1/2 acre parcel, and same being the westerly northwest corner of the tract herein described;

↓ Continued  
↓ Page 1 of 2



- ⚡ Page 2 of 2
- ⚡ Metes and Bounds Description of 7.466 Acres in the
- ⚡ Justo Liendo Survey, Abstract 41, Waller County, Texas

THENCE, with said common line, South 09 degrees 06 minutes 01 seconds East, a distance of 1,474.06 feet (called South 10 degrees 00 minutes 00 seconds East, 1,475.00 feet) to a large nail found for corner, same being the most easterly southeast corner of said Tract 1 called 39.967 acre parcel, same being in the northwesterly line of the aforementioned said Tract 2 called 1.949 acre parcel, same being the most southerly southwest corner of the residue of said Lot No. 1 called 38 ½ acre parcel, and same being the most southerly southwest corner of the tract herein described;

THENCE, with said common line, North 79 degrees 57 minutes 40 seconds East, a distance of 110.48 feet (called North 80 degrees 00 minutes 00 seconds East) to the POINT OF BEGINNING of the tract herein described and containing 7.466 acres of land, more or less. Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., August 5, 2014.

PROJECT NO. 14157A - PARCEL B

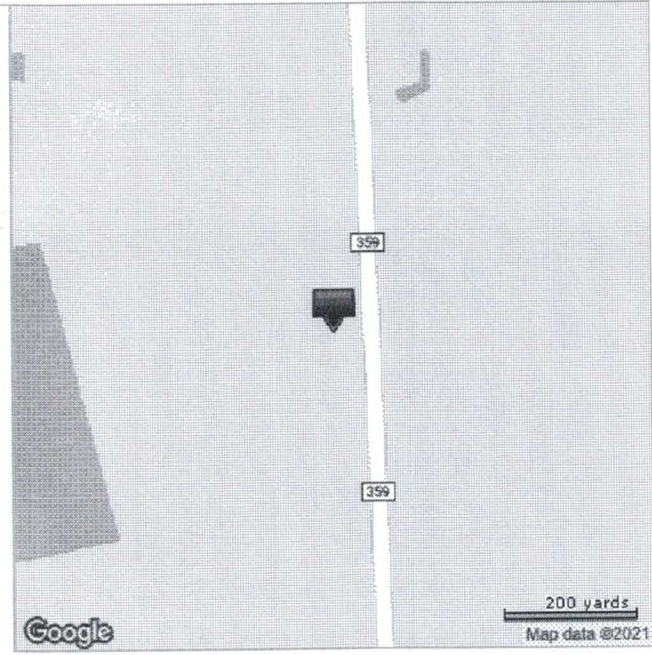
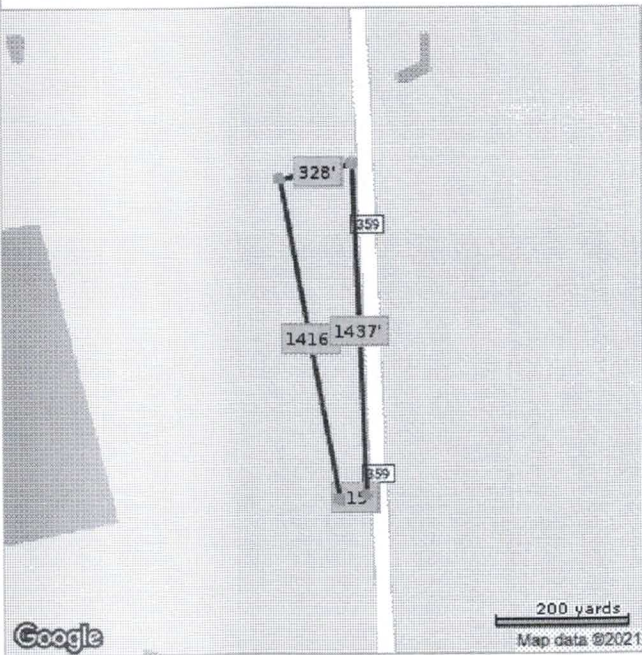
AUGUST 5, 2014



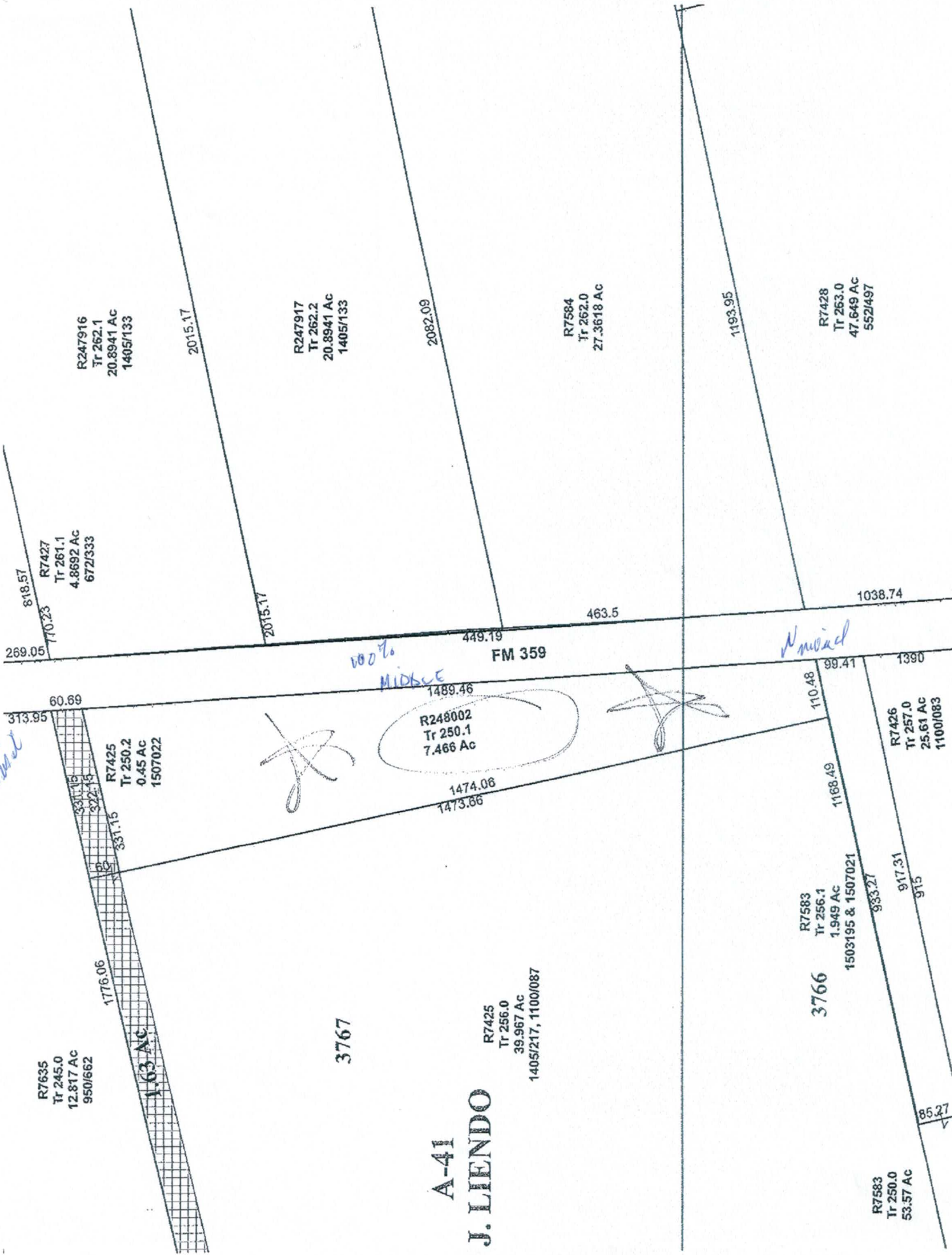
COMPILED BY:



PROPERTY MAP



\*Lot Dimensions are Estimated



**A-41  
J. LENDO**

R7425  
Tr 256.0  
39.967 AC  
1405/217, 1100/087

**3766**

R7583  
Tr 256.1  
1.949 AC  
1503195 & 1507021

R7583  
Tr 250.0  
53.57 AC

917.31  
915

85.27