

STATE OF TEXAS       §  
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COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 1.3108 Acres situated in the Charles Donoho Survey, Abstract 24, Waller County, Texas, being the same tract recorded in the name of Charles Travis Wilson in Volume 651, Page 135 of 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 Volume 651, Page 135 of the O.P.R.W.C.T.)

COMMENCING at a 1/2 Inch iron rod found at the intersection of the south right-of-way line of Old Houston Highway and the west right-of-way line of Meadowview Drive (from which a second 1/2 Inch iron rod found bears South 29° 53' 27" West, 84.89 Feet and South 64° 42' 36" West, 148.33 Feet);

THENCE, with said south right-of-way line of Old Houston Highway the following two (2) courses:

1. NORTH 74° 00' 51" WEST, a distance of 681.98 Feet to a point;
2. NORTH 73° 06' 57" WEST, a distance of 441.90 Feet to a fence post at the northeast corner and POINT OF BEGINNING of this tract (from which a 5/8 Inch iron rod found bears South 02° 15' 59" West, a distance of 0.48 Feet)

THENCE, with the lines of a tract recorded in the name of Kathleen P. Allred and Clinton H. Allred in Volume 501, Page 145 of the O.P.R.W.C.L.T. the following two (2) courses:

1. **SOUTH 00° 44' 54" EAST**, a distance of **303.61 Feet** to a 5/8 Inch iron rod found at the southeast corner of this tract;
2. **NORTH 73° 01' 57" WEST**, a distance of **191.65 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the southwest corner of this tract (from which a 1 Inch iron pipe found bears South 03° 11' 06" East, a distance of 89.50 Feet)

THENCE, **NORTH 03° 15' 39" WEST**, with the east line of a tract recorded in the name of Jacob Glenn Wendt under Document No. 1808690 of the O.P.R.W.C.T., a distance of **304.30 Feet** to a 1/2 Inch iron rod with a "Precision" cap set on the aforementioned south right-of-way line of Old Houston Road at the northwest corner of this tract;

THENCE, **SOUTH 74° 03' 47" EAST**, with said south right-of-way line, a distance of **204.52 Feet** to the POINT OF BEGINNING and containing 1.3108 Acres of land.

(See attached drawing)



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