

OWEN WINGFIELD SURVEY ABSTRACT 269

MICHAEL B. KINSEY & JODI L. KINSEY VOL. 1069, PG. 498 D.R.W.C.

3.978 AC. JOSH HUCKABA & AMY HUCKABA C.F. NO. 2101961 O.P.R.W.C.

HOWELL ROAD (40' R.O.W.)

HOWELL ROAD (40' R.O.W.)

EMILE WUENSCH & LYNELL WUENSCH (NO RECORD)

A J GULLO TRUSTEE (NO RECORD FOUND)

A J GULLO TRUSTEE (NO RECORD FOUND)

MARSHALL J. PIENKA & MARY L. PIENKA VOL. 728, PG. 350 D.R.W.C.

18.347 ACRES (799,179 SQ.FT.) MAURICIO HERRERA & PAT HERRERA VOL. 511, PG. 278 D.R.W.C.

BRADLEY S. HEARN C.F. NO. 1502167 O.P.R.W.C.

P.O.B. NE CORNER OF 40-ACRE DEE IZARD TRACT VOL. 162, PG. 353 D.R.W.C.

MALCOM GOODMAN & CONNIE GOODMAN VOL. 1185, PG. 823 D.R.W.C.

SCALE 1"=60'

DESCRIPTION OF A TRACT OF LAND CONTAINING 18.347 ACRES (799,179 SQUARE FEET) SITUATED IN THE OWEN WINGFIELD SURVEY, ABSTRACT 269 WALLER COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 18.347 ACRES (799,179 SQUARE FEET), SITUATED IN THE OWEN WINGFIELD SURVEY, ABSTRACT 269, WALLER COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO MAURICIO HERRERA AND PAT HERRERA BY DEED RECORDED IN VOLUME 511, PAGE 278 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 40-ACRE TRACT OF LAND CONVEYED UNTO DEE IZARD BY DEED RECORDED IN VOLUME 162, PAGE 353 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SAID 18.347-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH IRON PIPE IN THE NORTHEAST CORNER OF SAID 40-ACRE TRACT OF LAND AND ALSO BEING NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°44'20" EAST, A DISTANCE OF 989.07 FEET TO A FOUND 1-INCH IRON PIPE FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°04'23" WEST, A DISTANCE OF 882.55 FEET TO A FOUND 1-INCH IRON PIPE IN THE EAST RIGHT-OF-WAY LINE OF HOWELL ROAD (40 FEET WIDE) FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 03°06'07" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HOWELL ROAD, A DISTANCE OF 36.04 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89°41'14" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HOWELL ROAD, A DISTANCE OF 37.26 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00°47'25" EAST, A DISTANCE OF 407.40 FEET TO A FOUND 1/2-INCH IRON ROD FOR MOST WESTERLY NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89°40'35" EAST, A DISTANCE OF 174.31 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02°13'25" WEST, A DISTANCE OF 545.55 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°34'39" EAST, A DISTANCE OF 733.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.347 ACRES (799,179 SQUARE FEET), MORE OR LESS.

LINE	BEARING	DISTANCE
L1	N03°06'07" W	36.04
L2	S89°41'14" W	37.26
L3	S88°04'23" E	174.31

**LEGEND**

	STEPS		CONCRETE		SET 1/2" I.R. W/CAP MARKED "SURVEY 1"
	GRAVEL		COVERED AREA		FENCE
	WOOD DECK		TILE		CHAIN LINK
	POWER POLE		WIRE		WOOD
	SERVICE POLE		METAL		APPROXIMATE HIGH BANK
	WATER WELL		PROPANE TANK		OVERHEAD UTILITY LINES

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - 40-ACRE AND 63-POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THESE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 3, 2021 UNDER C.F. NO. 1502167.
  - A RIGHT OF WAY EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE INC. AS RECORDED IN VOL. 396, PG. 413 AND VOL. 370, PG. 703, AN C.F. NO. 102561, 974800 D.R.W.C. (GENERAL IN NATURE/NOT LOCATED BY DEED).

CLIENT: T810  
2914 HOWELL ROAD  
www.stewarttitle.com  
survey1@stewarttitle.com

FIELD CREW: MW  
DRAFTER: RM  
DATE: APRIL 18, 2022

TECH: SF  
FINAL CHECK: SF

Survey 1, Inc.  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Ackerly, TX 77812 | (281) 363-1382

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
18.347 ACRES (799,179 SQUARE FEET) SITUATED  
IN THE OWEN WINGFIELD SURVEY, ABSTRACT 269  
WALLER COUNTY, TEXAS**

Being a tract of land containing 18.347 acres (799,179 square feet), situated in the Owen Wingfield Survey, Abstract 269, Waller County, Texas, being all of a tract of land conveyed unto Maurico Herrera and Pat Herrera by deed recorded in Volume 511, Page 278 of the Deed Records of Waller County, Texas, being out of and a part of a called 40-acre tract of land conveyed unto Dee IZARD by deed recorded in Volume 162, Page 353 of the Deed Records of Waller County, Texas. Said 18.347-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe in the northeast corner of said 40-acre tract of land and also being northeast corner of the said tract herein described;

THENCE South 01°44'20" East, a distance of 989.07 feet to a found 1-inch iron pipe for the southeast corner of the said tract herein described;

THENCE South 88°04'23" West, a distance of 882.55 feet to a found 1-inch iron pipe in the east right-of-way line of Howell Road (40 feet wide) for the most southerly southwest corner of the said tract herein described;

THENCE North 03°06'07" West, along the east right-of-way line of said Howell Road, a distance of 36.04 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 89°41'14" West, along the north right-of-way line of said Howell Road, a distance of 37.26 feet to a found 1/2-inch iron rod for the most westerly southwest corner of the said tract herein described;

THENCE North 00°47'25" East, a distance of 407.40 feet to a found 1/2-inch iron rod for most westerly northwest corner of the said tract herein described;

THENCE South 89°40'35" East, a distance of 174.31 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE North 02°13'25" West, a distance of 545.55 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most northerly northwest corner of the said tract herein described;

THENCE North 87°34'39" East, a distance of 733.15 feet to the POINT OF BEGINNING and containing 18.347 acres (799,179 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated April 18, 2022, job number 4-110436-22.*



**Survey 1, Inc.**  
Your Land Survey Company