

  
**KLS**  
**KING'S LAND SURVEYING**  
**SOLUTIONS, LLC**  
*Professional Land Surveyors*  
 www.kingslandsurveying.com  
*"We set the boundaries you need in life"*

METES AND BOUNDS  
 14.00 ACRE PARCEL  
 LOCATED IN THE  
 J. GROCE SURVEY,  
 ABSTRACT 30,  
 WALLER COUNTY, TEXAS

Being a 14.00 acre parcel of land situated in the J. Groce Survey, Abstract 30, Waller County, Texas, and being out of the 18.00 acres consisting of the remainder of the called 30.00 acres as described in Volume 655, Page 872 Deed Records of Waller County SAVE & EXCEPT the called 12.00 acres as described in Waller County Clerk's File 2010002818, with the basis of bearings being said deed of the called 30.00 acres, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the northern right of way of Addie Gee Road (80' R.O.W.) for the southeast corner of the remainder of the called 42.378 acres as described in Volume 497, Page 553 D.R.W.C., the southwest corner of the original called 30.00 acres, the southwest corner of the 18.00 acres remainder tract, and marking the southwest corner of the herein described parcel;

**THENCE**, North 11° 10' 31" West, a distance of 1077.31 feet along the eastern line of the remainder of the called 42.378 acres to a 1/2" iron rod found in the southern line of the residue of the called 207.58 acres as described in Volume 457, Page 215 D.R.W.C. for the northeast corner of the remainder of the called 42.378 acres, the northwest corner of the called 30.00 acres, and marking the northwest corner of the herein described parcel;

**THENCE**, North 78° 09' 26" East, a distance of 352.69 feet along the southern line of the residue of the called 207.58 acres to a 1" iron pipe found for the northwest corner of the called 5.542 acres as described in W.C.C.F. 2012000243, and marking an angle point in the northern line of the herein described parcel;

**THENCE**, South 11° 10' 31" East, a distance of 222.22 feet along the western line of the called 5.542 acres to a 1/2" iron rod found for the southwest corner of the called 5.542 acres, and marking an angle point in the northern line of the herein described parcel;

**THENCE**, North 78° 31' 13" East, a distance of 510.75 feet along the southern line of the called 5.542 acres to a 5/8" iron rod set with plastic cap for the northwest corner of the called 12.00 acres, and marking the northeast corner of the herein described parcel;

**THENCE**, South 01° 35' 43" West, a distance of 1031.45 feet along the western line of the called 12.00 acres to a 5/8" iron rod found in the northern right of way of Addie Gee Road for the southwest corner of the called 12.00 acres, and marking the southeast corner of the herein described parcel;

**THENCE**, North 88° 24' 17" West, a distance of 55.70 feet along the northern right of way of Addie Gee Road to a 5/8" iron rod set for the southeast corner of the 4.00 acres remainder of the 18.00 acres, and marking angle point in the southern line of the herein described parcel;

**THENCE**, North 01° 35' 43" East, a distance of 376.69 feet over and across the 18.00 acres to a 5/8" iron rod set with plastic cap for the northeast corner of the 4.00 acres, and marking an angle point in the southern line of the herein described parcel;



THENCE, North 88° 24' 17" West, a distance of 319.05 feet over and across the 18.00 acres to a 5/8" iron rod set with plastic cap marking an angle point in the southern line of the herein described parcel;

THENCE, Along a Hog Wire Fence the following courses and distances:

South 73° 40' 34" West, a distance of 44.86 feet to a Fence Post;

South 58° 08' 52" West, a distance of 110.99 feet to a Fence Post;

South 01° 43' 55" East, a distance of 52.25 feet to a Fence Post;

South 21° 12' 13" West, a distance of 96.82 feet to a Fence Post marking an angle point in the southern line of the herein described parcel;

THENCE, South 09° 22' 13" West, a distance of 159.81 feet over and across the 18.00 acres to a 5/8" iron rod set with plastic cap in the northern right of way of Addie Gee Road for the southwest corner of the 4.00 acres, and marking an angle point in the southern line of the herein described parcel;

THENCE, North 88° 24' 17" West, a distance of 90.40 feet along the northern right of way of Addie Gee Road back to the POINT OF BEGINNING and containing 14.00 acres of land.

This metes and bounds description was made in conjunction with a survey plat.

*David E. King*

David E. King, Sr.  
King's Land Surveying Solutions, LLC  
March 24, 2022  
Job Number 1005098  
Firm Number 10152100





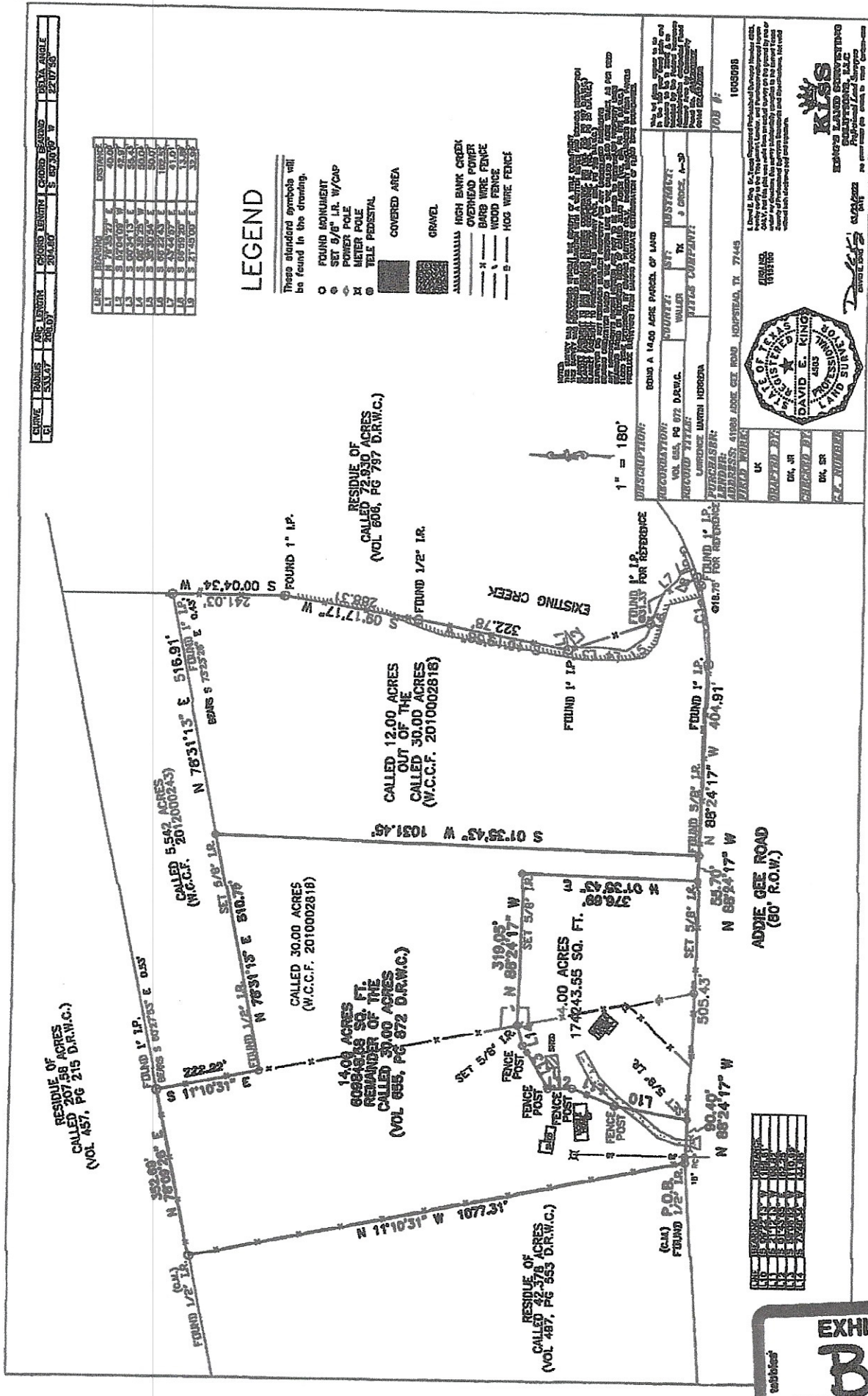
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BEARING	ANGLE
C1	534.07	10.00	20.00	S 87.30° W	S 87.30° W	22.07°

LINE	BEARING	DISTANCE
L1	S 78°51'13" E	40.00
L2	S 00°04'34" W	40.00
L3	S 00°54'13" E	40.00
L4	S 07°30'54" W	40.00
L5	S 32°30'54" E	40.00
L6	S 07°30'54" E	102.50
L7	S 27°42'07" E	61.00
L8	S 05°55'30" E	13.50
L9	S 21°49'00" E	33.50

### LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- ⊙ SET 5/8" I.R. W/CAP
- ⊙ LIETER POLE
- ⊙ TELE PEDISTAL
- COVERED AREA
- ▨ GRAVEL
- ===== HIGH BANK CREEK
- OVERHEAD POWER
- x--- BARS WIRE FENCE
- |--- WOOD FENCE
- o--- HOG WIRE FENCE



THIS SURVEY WAS CONDUCTED BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER SURVEYS OR RECORDS AFFECTING THE SUBJECT PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER SURVEYS OR RECORDS AFFECTING THE SUBJECT PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO OTHER SURVEYS OR RECORDS AFFECTING THE SUBJECT PROPERTY.

**DESCRIPTION:**  
 14.00 ACRE PARCEL OF LAND

**RECORDATION:**  
 VOL. 655, PG. 872 D.R.W.C.  
 RECORD TITLE: WALTER WALKER TR. & GRACE A-3D

**PREPARED BY:**  
 LAMARINE LAMAR HODSON

**ADDRESS:**  
 41885 ADDIE GEE ROAD, HOPSTEAD, TX, 77445

**DATE:**  
 04/04/2022

**SCALE:**  
 1" = 180'

**PROFESSIONAL SEAL:**  
 STATE OF TEXAS  
 SURVEYING  
 DAVID E. KING  
 4803  
 L.A. 51010

**LOG #:**  
 1045098

LINE	BEARING	DISTANCE
L10	S 78°51'13" E	40.00
L11	S 00°04'34" W	40.00
L12	S 00°54'13" E	40.00
L13	S 07°30'54" W	40.00
L14	S 32°30'54" E	40.00



**FILED AND RECORDED**

**Instrument Number: 2204300**

Filing and Recording Date: 04/04/2022 02:09:59 PM Pages: 8 Recording Fee: \$40.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:  
SYLVIA CEDILLO, ATTORNEY AT LAW  
728 AUSTIN ST.  
HEMPSTEAD, TX 77445