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COUNTY OF WALLER δ

A TRACT OR PARCEL OF LAND CONTAINING 15.0001 ACRES OF LAND, (653,404 SQUARE FEET), SITUATED IN THE MCLIN BRACEY SURVEY, ABSTRACT NUMBER 15, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 117.155 ACRE TRACT OF LAND AS CONVEYED TO GARY E. GERHART, ET UX, BY INSTRUMENT RECORDED IN VOLUME 297, PAGE 481, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 15.0001 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 15.000 ACRE TRACT OF LAND AS CONVEYED TO LAURIS S. WARING AND CARLA J. WARING BY INSTRUMENT RECORDED IN VOLUME 863, PAGE 581, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on a fence corner post found on the north right-of-way line of FM 1736, (100.00 Foot Right-of-Way), for the southeast corner of that certain tract of land as conveyed to Jose M. Batalla, Et Ux, by instrument recorded in Volume 637, Page 38, of the Deed Records of Waller County, Texas, same being the southwest corner of said 117.155 Acre Tract, same being the southwest corner and POINT OF BEGINNING of the herein described tract;

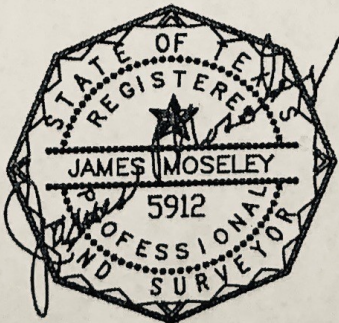
Thence, N 01°48'25" W, with the common line of said Batalla Tract, a distance of 1393.64 feet to a 1-1/4" iron pipe found on the common line of that certain called 42.6866 acre tract of land as conveyed to Roger W. Cooke and Lisa A. Cooke by instrument recorded in Volume 550, Page 128, of the Deed Records of Waller County, Texas, for the northeast corner of said Batalla Tract, same being the northwest corner of the herein described tract;

Thence, N 88°04'55" E, with the common line of said 42.6866 Acre Tract, a distance of 421.49 feet to a calculated point on the common line of that certain tract of land as conveyed to Brenda T. McNeely by instrument recorded in Volume 701, Page 266, of the Deed Records of Waller County, Texas, for a corner of said 42.6866 Acre Tract, same being the northeast corner of the herein described tract, from which a fence corner post found bears, N 00°06'55" E, a distance of 1.86 feet;

Thence, S 06°26'21" E, with the common line of said McNeely Tract, a distance of 1318.42 feet to a 1/2" iron rod found on the north right-of-way line of FM 1736, on the arc of a curve to the right, for the southwest corner of said McNeely Tract, same being the southeast corner of the herein described tract;

Thence, Southwesterly, with the north right-of-way line of FM 1736, along the arc of said curve to the right, having an included angle of 18°22'14", a radius of 1382.40 feet, a chord that bears, S 77°56'09" W, a chord distance of 441.34 feet, for an arc distance of 443.24 feet to a concrete monument found for the point of tangency of said curve to the right;

Thence, S 87°07'16" W, with the north right-of-way line of FM 1736, a distance of 93.69 feet to the POINT OF BEGINNING and containing 15.0001 acres of land, (653,404 square feet), more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 15-00578
January 28, 2015

See Drawing Attached