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Ste. 150
Houston, TX 77079
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**METES AND BOUNDS DESCRIPTION
40' FOOT ACCESS EASEMENT**

**0.2217-ACRE (9,660 SQ. FT.)
W. SLATER SURVEY, A-251 & T.W. FISH SURVEY A-130
WALLER COUNTY, TEXAS**

BEING 0.2217-ACRE (87,120 SQ. FT.) TRACT OF LAND SITUATED IN THE W. SLATER SURVEY, A-251 & T.W. FISH SURVEY A-130 IN WALLER COUNTY, TEXAS. BEING A PORTION OF A CALLED 18.8582-ACRES TRACT OF LAND RECORDED IN VOLUME 1124, PAGE 722 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. SAID 0.2217-ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an 5/8-inch iron rod with cap (DART) found in the west right-of-way (R.O.W.) line of Neiman Road (Width Varies) marking the northeast corner of a called 11.0227-Acre tract recorded under Waller County Clerk File (W.C.C.F.) No. 1502104 Official Public Records Waller County, Texas (O.P.R.W.C.T.) and the south corner of a called 2.000-Acres tract recorded under W.C.C.F. No. 2205228 O.P.R.W.C.T. and of the herein described tract; ;

THENCE North 33° 39' 00" East, 368.43 feet with the west R.O.W. line of the aforementioned Neiman Road and the southeast line of the aforementioned 2.000-Acre tract to a 5/8-inch iron rod with cap (DART) found marking the east corner of the aforementioned 2.000-Acre tract and the **POINT OF BEGINNING** and the southeast corner of the herein described tract;

THENCE North 57° 36' 57" West, 238.22 feet with the northeast line of the aforementioned 2.000-Acre tract passing a 5/8-inch iron rod with cap (DART) found marking the north corner of the aforementioned 2.000-Acre tract and continuing a total distance of 241.53 feet to a point for the southwest corner of the herein described tract;

THENCE North 33° 41' 30" East, 20.00 feet passing a 1/2-inch iron rod with cap (MCCAY) found marking the south west corner of a called 2.000-Acre tract recorded under W.C.C.F. 1602211 O.P.R.H.C.T. and continuing a total distance of 40.00 feet to a point for the northwest corner of the herein described tract;

THENCE South 57° 36' 57" East, 241.50 feet over and across the aforementioned 2.000-Acres tract to a point for the northeast corner of the herein described tract;

THENCE South 33° 39' 00" West, 20.00 feet with the aforementioned west R.O.W. line of Neiman Road passing a 1/2-inch iron rod with cap (MCCARY) found and continuing a total distance of 40.00 feet to the **POINT OF BEGINNING** and containing 0.2217-Acre (87,120 Sq Ft).

WITNESS my hand and seal this 13th day of June 2022.



Rodric R. Reese

Rodric R. Reese
R.P.L.S. No. 5883
Job No. 2021-10-114