

STATE OF TEXAS           §  
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COUNTY OF WALLER      §

A TRACT OR PARCEL OF LAND CONTAINING 2.0000 ACRES SITUATED IN THE CHARLES DONOHO SURVEY, ABSTRACT No. 24, WALLER COUNTY, TEXAS AND BEING OUT OF A CALLED 17.537 ACRE TRACT (PARENT TRACT) DESCRIBED AND RECORDED IN VOLUME 1249, PAGE 284, DEED RECORDS WALLER COUNTY, TEXAS (D.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 1250, PG. 419, D.R.W.C.T.)

BEGINNING at a found capped ½” iron rod (Precision Surveyors) in the northerly right-of-way (ROW) line of Highway 290 Business (100’ ROW) for the common Southeast corner of herein described Tract and the southeast corner of said called 17.537 acre tract (parent tract);

THENCE N 72°59’03” W, 25.12’, along the common Southerly line of herein described Tract and the northerly ROW line of said Highway 290 Business, to a found concrete monument for an Exterior corner of herein described Tract;

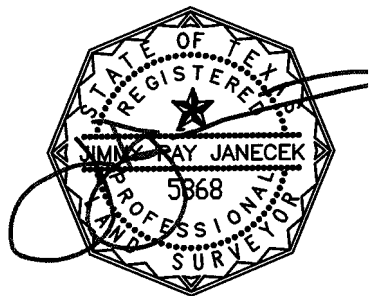
THENCE N 73°30’47” W, 278.85’, continuing along the common Southerly line of herein described Tract and the northerly ROW line of said Highway 290 Business, to a found capped ½” iron rod (Precision Surveyors) for the Southwest corner of herein described Tract;

THENCE N 21°52’07” E, 379.88’, departing the northerly ROW line of said Highway 290 Business, severing said called 17.537 acre tract (parent tract) and along the West line of herein described Tract, to a found capped ½” iron rod (Precision Surveyors) for the Northwest corner of herein described Tract;

THENCE S 86°11’46” E, 138.58’, continuing severing said called 17.537 acre tract (parent tract) and along the North line of herein described Tract, to a found ½” iron rod (Precision Surveyors) in the east line of said called 17.537 acre tract (parent tract) for the Northeast corner of herein described Tract;

THENCE S 01°33’02” E, 430.00’, along the common East line of herein described Tract and the east line of said called 17.537 acre tract (parent tract) to the POINT OF BEGINNING containing 2.0000 acres of land.

(See attached Drawing)



JIMMY RAY JANECEK  
Professional Land Surveyor, No. 5868  
June 17, 2016  
Job No. 16-05403  
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