

ROBERT McCAY SURVEYING INC.

Firm Registration #10078800

Robert McCay, R.P.L.S
Office: 979-826-0222

METES AND BOUNDS
10.00 ACRES
JAMES BELL SURVEY A-12
WALLER COUNTY, TEXAS

P.O. Box 1506
Waller, Texas 77484-1506

BEING 10.00 acres of land situated in the James Bell Survey A-12, Waller County, Texas, and being part of a call 26.725 acre tract of land designated as Part 1 by deed dated May 21, 1974, recorded in Volume 250, Page 13, Deed Records Waller County, Texas, said 10.00 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a plastic identification cap near the base of an 8 inch diameter treated fence corner post in concrete in the southeasterly line of State Highway No. 6, the apparent southeast corner of a call 2.45 acre tract of land, more or less, described by deed dated April 14, 1982, recorded in Volume 336, Page 437, Deed Records Waller County, Texas, the apparent northeast corner of a call 0.81 acre tract of land, more or less, described by deed dated January 6, 1983, recorded in Volume 346, Page 359, Deed Records Waller County, Texas, the apparent northwest corner of a call 0.67 acre tract of land described by deed dated February 1, 1983, recorded in Volume 346, Page 975, Deed Records Waller County, Texas, for the POINT OF BEGINNING and upper southwest corner of the herein described tract, from which a concrete monument (control monument) found in the southeasterly line of State Highway No. 6 bears South 04 degrees 43 minutes 59 seconds West, a distance of 639.99 feet;

THENCE North 04 degrees 43 minutes 59 seconds East (Bearing Basis), along the easterly line of State Highway No. 6, the easterly line of the call 2.45 acre tract of land, a distance of 885.38 feet (call 885.26 feet) to a concrete monument (control monument) found for a cut-back corner on State Highway No. 6, an angle point of the call 2.45 acre tract of land for an angle point of the herein described tract;

THENCE North 52 degrees 44 minutes 02 seconds East, continuing along a southeasterly line of State Highway No. 6, a southeasterly line of the call 2.45 acre tract of land, a distance of 80.74 feet to a 1/2 inch iron rod set with a plastic identification cap near a disturbed concrete monument for the apparent northeast corner of the call 2.45 acre tract of land for an angle point of the herein described tract;

THENCE North 88 degrees 28 minutes 05 seconds East, along the south line of Cedar Creek Road, generally along a fence line, a distance of 397.18 feet to a 1/2 inch iron rod set with a plastic identification cap for the northeast corner of the herein described tract;


THENCE South 04 degrees 43 minutes 59 seconds West, leaving the apparent south line of Cedar Creek Road, a distance of 967.86 feet to a 1/2 inch iron set with a plastic identification cap in the apparent north line of a call 26.725 acre tract of land designated as Part 2, by deed dated May 21, 1974, recorded in Volume 250, Page 17, Deed Records Waller County, Texas, for the southeast corner of the herein described tract;

THENCE South 88 degrees 32 minutes 20 seconds West, along a portion of the apparent north line of Part 2, the apparent south line of Part 1, a distance of 365.49 feet to a 1/2 inch iron rod set with a plastic identification cap at the base of an old railroad tie for a fence corner post, the apparent upper northwest corner of Part 2, the apparent lower southwest corner of Part 1 in the apparent easterly line of the call 0.67 acre tract of land for the lower southwest corner of the herein described;

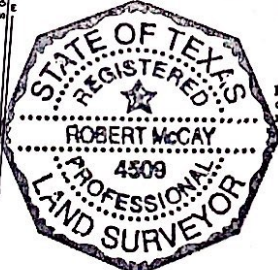
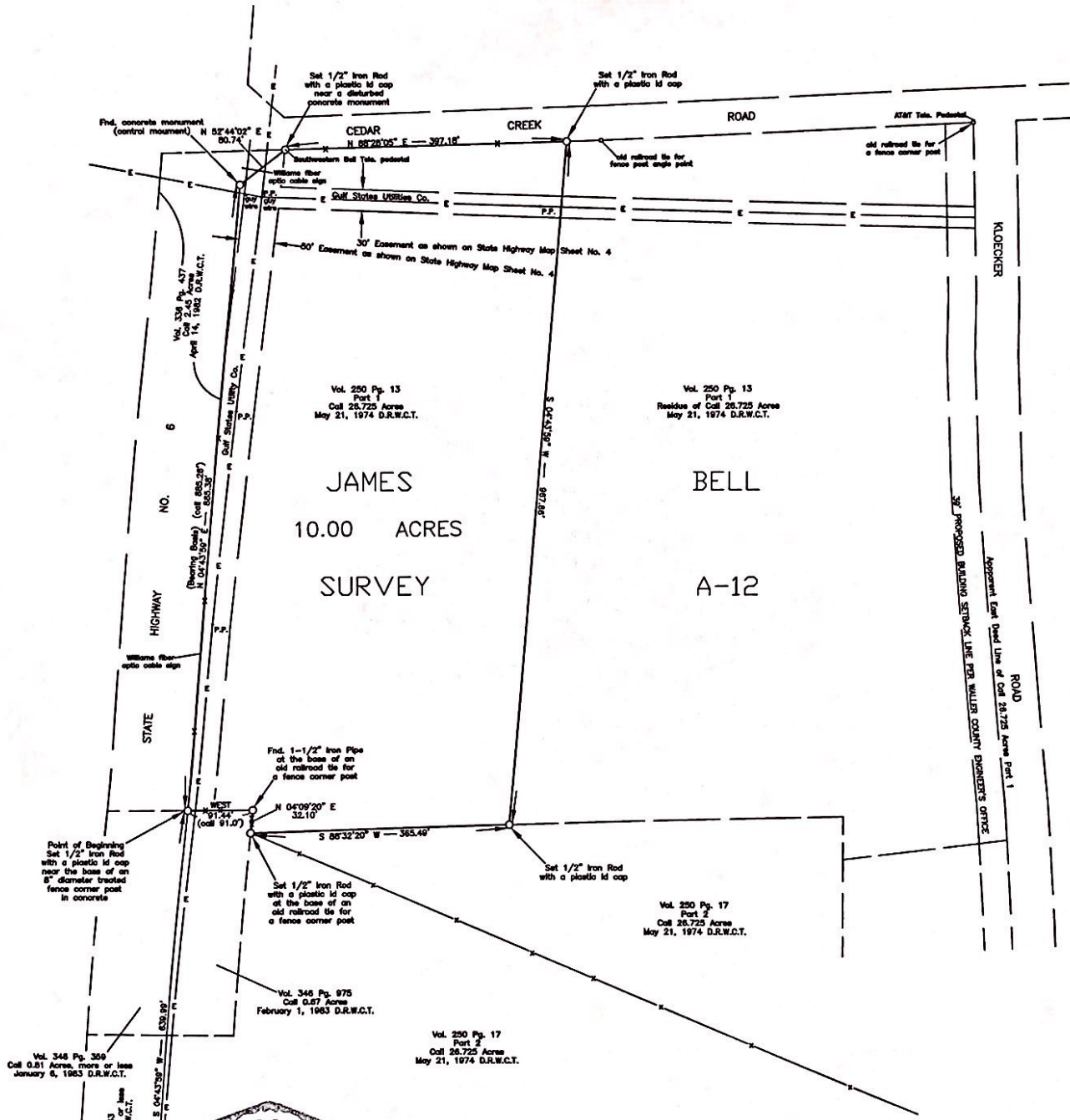
THENCE North 04 degrees 09 minutes 20 seconds East, along a fence line, a portion of the easterly line of the call 0.67 acre tract of land, a distance of 32.10 feet to a 1-1/2 inch iron pipe found at the base of an old railroad tie for a fence corner post, the northeast corner of the call 0.67 acre tract of land, an interior corner of Part 1 for an interior corner of the herein described tract;

THENCE West, along a fence line, a distance of 91.44 feet (call 91.0 feet) to the POINT OF BEGINNING, containing within these metes and bounds a 10.00 acre tract of land as surveyed by Robert McCay RPLS 4509, October 26, 2021.




Robert McCay RPLS 4509
Job No. 1101-718

- NOTES: (1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 (2) BEARINGS BASED ON EAST LINE OF STATE HIGHWAY NO. 6.
 (3) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS WHICH MAY BE APPLICABLE.
 (4) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 (5) FIRM REGISTRATION NUMBER 1007800.
 (6) SUBJECT TO E & W Water Supply Corporation RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 451 PAGE 306 DEED RECORDS WALLER COUNTY, TEXAS.
 (7) THE SURVEYOR DID NOT PERFORM A SUBSURFACE SURVEY.
 (8) THE DESCRIPTIONS RECORDED IN VOLUME 250 PAGE 13 DEED RECORDS WALLER COUNTY, TEXAS DOES NOT MATHEMATICALLY CLOSE.
 (9) SUBJECT TO ANY AND ALL RULES AND REGULATIONS OF WALLER COUNTY, TEXAS IF APPLICABLE.
 (10) THE SURVEYOR CONDUCTED A LIMITED ABSTRACT OF SUBJECT PROPERTY.
 (11) VOLUME 226 PAGE 448 D.R.W.C.T. DOES NOT APPEAR TO APPLY TO THIS TRACT OF LAND.
 (12) VOLUME 384 PAGE 358 D.R.W.C.T. DOES NOT APPEAR TO APPLY TO THIS TRACT OF LAND.
 (13) VOLUME 384 PAGE 368 D.R.W.C.T. DOES NOT APPEAR TO APPLY TO THIS TRACT OF LAND.
 (14) VOLUME 301 PAGE 890 D.R.W.C.T. DOES NOT APPEAR TO APPLY TO THIS TRACT OF LAND.
 (15) VOLUME 301 PAGE 701 D.R.W.C.T. DOES NOT APPEAR TO APPLY TO THIS TRACT OF LAND.
 (16) VOLUME 184 PAGE 330 D.R.W.C.T. DOES NOT APPEAR TO APPLY TO THIS TRACT OF LAND.



I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

[Handwritten Signature]

SURVEY OF 10.00 ACRES JAMES BELL SURVEY A-12 WALLER COUNTY, TEXAS		
SCALE: 1"=200'	APPROVED BY: ROBERT MCCAY, R.P.L.S. 4509	DRAWN BY: R.M.
DATE: 10-26-2021	REVISED:	
ROBERT MCCAY SURVEYING INC.		
ROUTE 3 - BOX 104F HENRIEVILLE, TEXAS 77445	P.O. BOX 1506 (979) 626-0222 WALLER, TEXAS 77484 (409) 826-8948	DRAWING NUMBER: 1101-718