

WALLER COUNTY, TEXAS
H. & T.C. R.R. CO. SURVEY, ABSTRACT NO. 354

TRACT II

DESCRIPTION OF A 5.50 ACRE TRACT OF LAND OUT OF THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NO. 354, WALLER COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 11.000 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 25, 2023 FROM JOSE ORTIZ, ET UX. TO IM EQUITY SOLUTIONS INC., AS RECORDED IN INSTRUMENT FILE NO. 2311474, OF THE OFFICIAL PROPERTY RECORDS OF WALLER COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 5.50 ACRE TRACT OF LAND BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [Grid Coordinates: N 13,895,430.44 USft E 2,921,687.93 USft] in the Westerly line of the residue of called 118.074 acre tract of land described as Tract 1 in a deed dated January 20, 1995 from Carl G. Miller, et al. to Claudette Miller Stone, as recorded in Volume 511, Page 182, Waller County Official Records for the Southeast corner of said 11.000 acre parent tract, being the Northeast corner of a called 11.000 acre tract of land described in a deed dated February 11, 2021 from Rudy W. Alford, et al. to Daniel Solis, et ux., et al., as recorded in Instrument File No. 2101729, Waller County Official Property Records, also lying on a curve to the left;

THENCE South 87° 45' 19" West (called South 89° 55' 17" West) with the Southerly line of said 11.000 acre parent tract, same being the Northerly line of said Solis 11.000 acre tract a distance of 480.64 feet to a 5/8 inch iron rod set w/cap for the Southwest corner of the herein described tract, being the Southeast corner of a called 5.50 acre tract of land described as Tract I also surveyed this day;

THENCE North 02° 58' 16" West across said 11.000 acre parent with the Easterly line of said Tract I, being the Westerly line of the herein described tract a distance of 500.20 feet to a 5/8 inch iron rod set w/cap in the Southerly line of Bonner Road, being the Northerly line of said 11.000 acre parent tract for the Northwest corner of the herein described tract, being the Northeast corner of said Tract I;

THENCE North 87° 45' 18" East (called North 89° 55' 17" East) with the Northerly line of said 11.000 acre parent tract, same being the Southerly line of Bonner Road a distance of 479.15 feet to a point for the Northeast corner of said 11.000 acre parent tract, being the Northwest corner of said residue of 118.074 acre tract, from which a 1/2 inch iron rod found bears, North 87° 45' 19" East a distance of 0.35 feet;

THENCE South 02° 58' 16" East (called South 00° 47' 23" East) with the Easterly line of said 11.00 acre parent tract, being a Westerly line of said residue of 118.074 acre tract a distance of 476.32 feet (called 476.32') to a 1/2 inch iron rod found at the beginning of a curve to the left;

THENCE Along said curve to the left having an arc length of 23.97 feet, a radius of 177.71 feet, a central angle of 7° 43' 42", and a chord bearing of South 06° 31' 42" East a distance of 23.95 feet to a to the **POINT OF BEGINNING**, containing **5.50 ACRES** of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999911356.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bounds description and plat attached hereto represent an on-the-ground survey made under my supervision on March 25, 2024.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2023080464
Word File: 2023080464_tract_II_m&b.docx
ACAD File: 2023080464.dwg

Date: March 25, 2024

