

STATE OF TEXAS       §  
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COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 1.600Acres (called 1.693 Acres) situated in the William Whiteside Survey, Abstract 61, of Waller County, Texas, being the same tract recorded in the name of M. S. Soliman in Volume 238, Page 224 of the Real Property Records of Waller County, Texas (R.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 238, Page 224 of the R.P.R.W.C.T.)

BEGINNING at a 3/8 Inch iron rod found on the southeast right-of-way line Highway 159, being the west corner of this tract (from which a 1 Inch iron pipe found bears South 39° 00' 00" West, a distance of 559.63 Feet);

THENCE, **NORTH 39° 00' 00" EAST**, with said southeast right-of-way line, a distance of **186.42 Feet** (called 183.60 Feet) to a point at the north corner of this tract from which a 1 Inch iron pipe found bears North 53° 20' 21" West, a distance of 3.47 Feet (and from said North corner a second 1 Inch iron pipe found bears North 39° 00' 00" East, a distance of 200.00 Feet);

THENCE, with the lines of a tract recorded in the name of Gerald Don Watts in Volume 645, Page 231 of the R.P.R.W.C.T. the following two (2) courses:

1. **SOUTH 54° 18' 22" EAST** (called South 58° 00' 00" East), a distance of **256.76 Feet** (called 259.50 Feet) to a 5/8 Inch iron found at the most northerly east corner of this tract;
2. **SOUTH 05° 09' 01" WEST** (called South 08° 00' 00" West), a distance of **260.27 Feet** (called 258.20 Feet) to a fence post at the most southerly east corner of this tract;

THENCE, with the lines of a tract recorded in the name of Ted P. Serna and wife, Dorothy Serna in Volume 746, Page 872 of the R.P.R.W.C.T. the following two (2) courses:

1. **NORTH 54° 23' 30" WEST** (called North 60° 00' 00" West), a distance of **182.23 Feet** (called 167.21 Feet) to a fence post at a corner of this tract;
2. **NORTH 44° 19' 03" WEST** (called North 45° 00' 00" West), a distance of **220.90 Feet** (called 220.00 Feet) to the POINT OF BEGINNING and containing 1.600 Acres of land.

(See attached drawing)



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January 12, 2023