

STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 6.4970 ACRES, (283,011 SQUARE FEET), SITUATED IN THE M. M. COATS SURVEY, ABSTRACT NUMBER 19, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 8.56 ACRE TRACT OF LAND AS CONVEYED TO TERRY PIPES AND SPOUSE, BEVERLY PIPES BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003084 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SAID 6.4970 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT NO. 2003084 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS).

COMMENCING at an iron pipe found for a corner of that certain called 148.656 acre tract of land as conveyed to Mary Chapman Martinez by instrument recorded in Document No. 2302681 of the Official Public Records of Waller County, Texas, same being the south termination of the east line of Franklin Lane, a 40 foot wide right-of-way easement as designated by instrument recorded in Volume 153, Page 367, of the Deed Records of Waller County, Texas, same being the northeast corner that certain called 2.0638 acre tract of land out of said 8.56 Acre Tract, same being the northeast corner of said 8.56 Acre Tract, from which an iron rod found for the intersection of the east line of Franklin Lane with the south right-of-way line of Austin Branch Road, (80.00 foot right-of-way as designated by instrument recorded in Volume 889, Page 697, of the Deed Records of Waller County, Texas), same being the northwest corner of said 148.656 Acre Tract, bears, N 00°40'16" W, a distance of 584.85 feet;

Thence, S 00°51'49" E, along the common line of said 148.656 Acre Tract, said 2.0638 Acre Tract and said 8.56 Acre Tract, a distance of 344.57 feet to a capped, (Precision Surveyors), iron rod set for the southeast corner of said 2.0638 Acre Tract, same being the most easterly northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 00°51'49" E, along the common line of said 148.656 Acre Tract and said 8.56 Acre Tract, a distance of 149.32 feet to an iron rod found for a corner of said 148.656 Acre Tract and said 8.56 Acre Tract, same being a corner of the herein described tract;

Thence, S 01°02'48" W, along the common line of said 148.656 Acre Tract and said 8.56 Acre Tract, a distance of 184.03 feet to a point in a 48" tree found for a corner of said 148.656 Acre Tract, same being the southeast corner of said 8.56 Acre Tract, same being the southeast corner of the herein described tract;

Thence, S 88°16'07" W, along the common line of said 148.656 Acre Tract and said 8.56 Acre Tract, a distance of 71.25 feet to a fence corner post found for a corner of said 148.656 Acre Tract and said 8.56 Acre Tract, same being a corner of the herein described tract;

Thence, S 89°14'00" W, along the common line of said 148.656 Acre Tract and said 8.56 Acre Tract, a distance of 460.93 feet to an iron pipe found for a corner of that certain called 7.406 acre tract of land as conveyed to Brian Trafton by instrument recorded in Document No. 1703708 of the Official Public Records of Waller County, Texas, same being a corner of said 148.656 Acre Tract, same being the southwest corner of said 8.56 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 01°00'00" W, along the common line of said 7.406 Acre Tract and said 8.56 Acre Tract, pass at distance of 579.89 feet the northeast corner of said 7.406 Acre Tract, same being a corner of the remainder of that certain called 31.684 acre tract of land as conveyed to Kenneth Finchum by instrument recorded in Volume 216, Page 167, of the

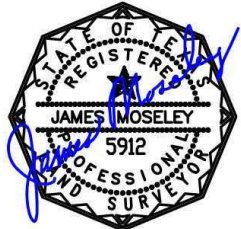
Deed Records of Waller County, Texas, and continuing for a total distance of 705.83 feet to an iron rod found for a corner of that certain called 10.767 acre tract of land as conveyed to James Hickman by instrument recorded in Volume 889, Page 697, of the Deed Records of Waller County, Texas, same being a corner of the remainder of said 31.684 Acre Tract, same being the northwest corner of said 8.56 Acre Tract, same being the northwest corner of the herein described tract;

Thence, S 88°05'59" E, along the common line of said 10.767 Acre Tract and said 8.56 Acre Tract, a distance of 270.15 feet to a fence corner post found for a corner of said 10.767 Acre Tract and said 8.56 Acre Tract, same being a corner of the herein described tract;

Thence, S 87°45'13" E, along the common line of said 10.767 Acre Tract and said 8.56 Acre Tract, a distance of 14.35 feet to a capped, (Precision Surveyors), iron rod set for the northwest corner of said 2.0638 Acre Tract, same being the most northerly northeast corner of the herein described tract;

Thence, S 00°02'37" W, across said 8.56 Acre Tract, along the common line of said 2.0638 Acre Tract, a distance of 350.51 feet to a fence corner post found for the southwest corner of said 2.0638 Acre Tract, same being a corner of the herein described tract;

Thence, S 89°06'36" E, across said 8.56 Acre Tract, along the common line of said 2.0638 Acre Tract, a distance of 261.49 feet to the POINT OF BEGINNING and containing 6.4970 acres or 283,011 square feet of land, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 24-02677A  
May 15, 2024

See Drawing Attached