

C & C Surveying, Inc.

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Metes and Bounds

3.000 Acres

William Heddy Survey, Abstract Number 134

Waller County, Texas

Being a 3.000 acre tract of land situated in the William Heddy Survey, Abstract Number 134, of Waller County, Texas, and being out of and part of a called 7.416 acres as described in deed recorded in Clerk's File Number 2006048, of the Real Property Records of Waller County, Texas; said 3.000 acres being more particularly described as follows with all bearings based upon the South line of the subject tract per the Recorded Deed;

BEGINNING, at a 5/8 inch iron rod, found for the Southwest corner of the herein described tract, common with the Southwest corner of the 7.416 acres and the Northwest corner of a called 12.000 acres as described in deed recorded in Clerk's File Number 1706651 of said Real Property Records, same being in the East right-of-way line of Hegar Road, (width unknown), and proceeding:

THENCE N 05°40'38" W (called N 05°23'18" W), along the West line of the herein described tract, common with the West line of the 7.416 acres and the East right-of-way line of Hegar Road, a distance of 71.74 feet (called 71.43 feet), to a 1/2 inch iron rod, found for an angle point of the herein described tract;

THENCE N 06°21'59" W (called N 06°24'29" W), continuing along the West line of the herein described tract, common with the West line of the 7.416 acres and the East right-of-way line of Hegar Road, a distance of 63.27 feet, to an iron rod with survey cap, set for the Northwest corner of the herein described tract;

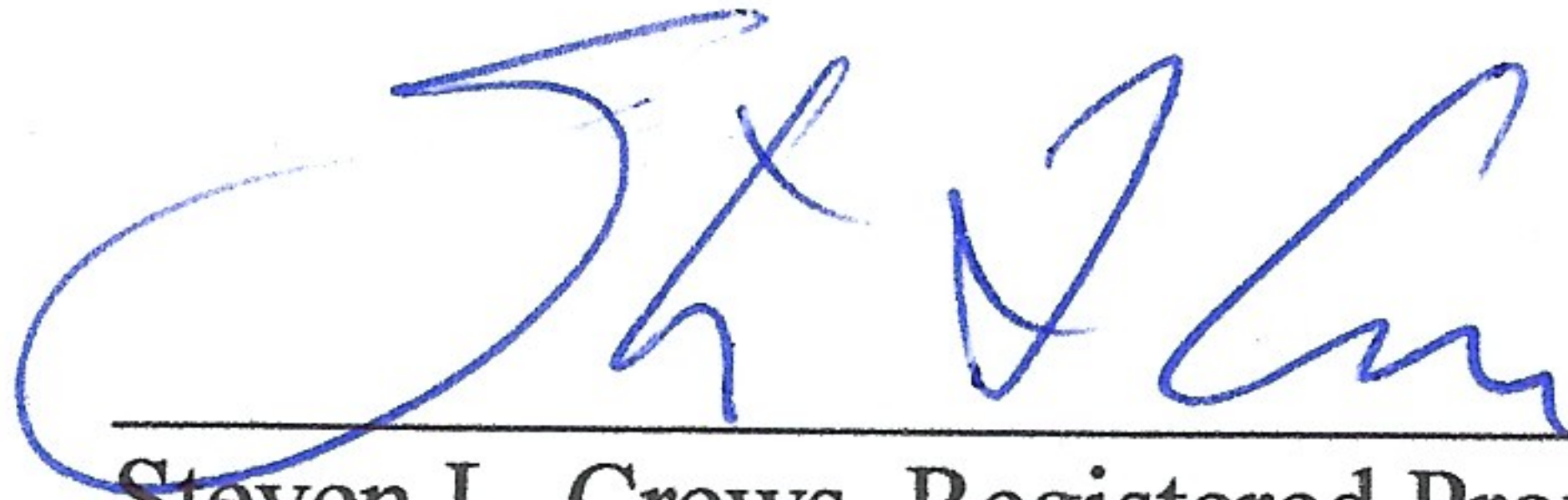
THENCE along the North line of the herein described tract, severing the 7.416 acres, the following bearings and distances:

- N 81°09'59" E, a distance of 230.98 feet, to an iron rod with survey cap, set;
- N 42°24'00" E, a distance of 164.07 feet, to an iron rod with survey cap, set;
- N 58°41'03" E, a distance of 31.09 feet, to an iron rod with survey cap, set; and
- S 77°10'17" E, a distance of 300.99 feet, to a 5/8 inch iron rod, found for the

Northeast corner of the herein described tract, common with an interior corner of the 7.416 acres and a Northwest corner of a called 4.613 acres as described in deed recorded in Clerk's File Number 1401369, of said Real Property Records;

THENCE S 03°32'30" E, (called S 03°33'04" E), along the East line of the herein described tract, common with the lower East line of the 7.416 acres and a West line of said 4.613 acres, a distance of 184.33 feet (called 184.03 feet), to a 5/8 inch iron rod, found for the Southeast corner of the herein described tract, common with the lower Southeast corner of the 7.416 acres and the Northeast corner of said 12.000 acres;

THENCE S 85°06'04"W, along the South line of the herein described tract, common with the South line of the 7.416 acres and the North line of the 12.000 acres, a distance of 658.60 feet (called 658.69 feet), back to the **POINT OF BEGINNING** and containing 3.000 acres of land.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141

23-0016A
09/24/2024

