

TRACT 3  
12.1410 AC.

TRACT 2  
12.0610 AC.

TRACT 1  
11.5177 AC.

19.19 AC.  
VOL. 1327, PG. 116  
W.C.O.P.R.

145.0615 AC.  
RESIDUE OF 149.0735 AC.  
CALLED 148.994 AC.  
1.537 AC. IN JOSEPH RD.  
2.450 AC. IN HEGAR ROAD  
VOL. 633, PG. 301  
W.C.O.P.R.

- SURVEY NOTES:**
1. This survey consists of a separate plat and legal description.
  2. This survey relies on record data furnished by Old Republic National Title Insurance Company, dated September 11, 2022, G.F. No. 2211696COMM.
  3. This property is not in the 100 year Flood Plain, according to the Waller County, Texas Flood Plain Map Community Panel No. 48473C0075E dated February 18, 2009.
  4. All bearings recited hereon are based on the South line of the 149,0735 acre tract (South line of this tract) running South 87° 44' 30" West.
  5. Visible Improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

FOR AN 11.5177 ACRE TRACT (TRACT 1) OUT OF A 145.0615 ACRE TRACT BEING THE RESIDUE OF A 149.0735 ACRE TRACT OF LAND CALLED 148.994 ACRES IN VOLUME 633, PAGE 301 OFFICIAL PUBLIC RECORDS AND BEING LOCATED IN THE WM. HEDDY SURVEY, ABSTRACT 134 AND PARTIALLY IN THE GEORGE W. CLARY SURVEY, ABSTRACT 108, WALLER COUNTY, TEXAS.

30.0 AC.  
VOL. 208, PG. 528  
W.C.D.R.

50 AC.  
VOL. 46, PG. 586  
W.C.D.R.

**PLAT OF SURVEY**

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REVISED: 11-11-2022

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in November, 2022 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.

**Clay & Leyendecker, Inc.**

Consulting Engineers & Surveyors  
1350 Ave. D, Katy, Texas 77493 / (281) 391-0173  
Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

Scale: 1" = 100'
File Name: 22-105(TR1)
Dwn. By: BR
Date: 11-01-2022



*H. M. Clay Jr.*  
For Clay & Leyendecker, Inc.  
Herman M. Clay, Jr., R.P.L.S.  
Texas Registration No. 2732

**FIELD NOTES FOR AN 11.5177 ACRE TRACT (TRACT 1) OUT OF A 145.0615 ACRE TRACT BEING THE RESIDUE OF A 149.0735 ACRE TRACT OF LAND CALLED 148.994 ACRES IN VOLUME 633, PAGE 301 OFFICIAL PUBLIC RECORDS AND BEING LOCATED IN THE WM. HEDDY SURVEY, ABSTRACT 134 AND PARTIALLY IN THE GEORGE W. CLARY SURVEY, ABSTRACT 108, WALLER COUNTY, TEXAS**

**BEGINNING:** At a ½ inch iron rod found for the Southeast corner of the herein described tract and being the Easternmost Southeast corner of the above 145.0615 acre tract for the Northeast corner of a 50 acre tract (Volume 46, Page 586 Deed Records) and being located in the West line of a 30.0 acre tract (Volume 208, Page 528 Deed Records), said point being located in the East line of the Wm. Heddy Survey, Abstract 134 and the West line of the S. Marsh Survey, Abstract 217, from said point a ½ inch iron rod found for an interior corner of the 145.0615 acre tract and the Northwest corner of the 50 acre tract bears South 87° 44' 30" West a distance of 1388.54 feet;

THENCE: South 87° 44' 30" West a distance of 347.13 feet to a ½ inch iron rod set for the Southwest corner of this tract and the Southeast corner of a 12.0610 acre tract (Tract 2 surveyed at the same time as this tract and not yet recorded), said point located in the common line of the 50 acre tract and the 145.0615 acre tract;

THENCE: North 03° 11' 24" West a distance of 1501.83 feet to a ½ inch iron rod set for the Northwest corner of this tract and the Northeast corner of Tract 2 and being located in the North line of the 145.0615 acre tract and the South line of a 1.9545 acre tract conveyed to Waller County (surveyed at the same time as this tract and not yet recorded);

THENCE: With a curve to the right having a radius of 1092.97 feet, a length of 355.24 feet and a chord bearing of South 73° 22' 08" East a distance of 353.68 feet to a ½ inch iron rod found for a Northwest corner of a portion of an abandoned road according to Volume 4, Page 539 Commissioners Court Minutes for a Northeast corner of this tract located in the South line of the 1.9545 acre tract;

THENCE: South 60° 00' 42" East a distance of 27.93 feet to a 5/8 inch iron rod found for the Northeast corner of both the herein described tract and the portion of the abandoned road and being the Northwest corner of a 0.746 acre tract (Clerk's File No. 1909743);

THENCE: South 08° 42' 35" East a distance of 191.55 feet to a 5/8 inch iron rod found for an angle point in the East line of this tract and being the Southwest corner of the 0.746 acre tract located in the North line of the abandoned road;

THENCE: South 33° 51' 03" West a distance of 63.51 feet to a 5/8 inch iron rod found for an angle point in the East line of this tract for the Southwest portion of the abandoned road and the Northwest corner of a 19.19 acre tract (Volume 1327, Page 116 Official Public Records);

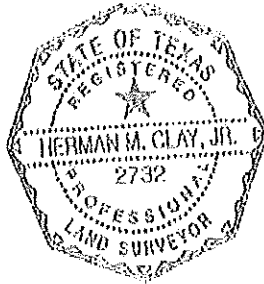
THENCE: South 03° 44' 17" East a distance of 1130.96 feet to the **PLACE OF BEGINNING** and containing 11.5177 acres of land.

All bearings recited hereon are based on the South line of the 149.0735 acre tract (South line of this tract) running South 87° 44' 30" West.

This survey consists of a separate plat and a legal description.



For Clay & Leyendecker, Inc.  
Herman M. Clay Jr., R.P.L.S.  
Texas Registration No. 2732  
Registered Firm No. 10044600  
November 11, 2022  
Br



HEDDY-11.5177AC(TR1)-22-105