

STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 0.1072 ACRES, (4,670 SQUARE FEET), BEING A PORTION OF LOT 6, BLOCK 612, TOWN OF HEMPSTEAD, AN ADDITION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 106, PAGE 306, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 0.1072 ACRE TRACT OF LAND BEING SAID LOT 6 AS CONVEYED TO DANIEL FIFE BY INSTRUMENT RECORDED IN VOLUME 1199, PAGE 492, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAVE AND EXCEPT A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT RECORDED IN VOLUME 52, PAGE 452, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 0.1072 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 106, PAGE 306, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS)

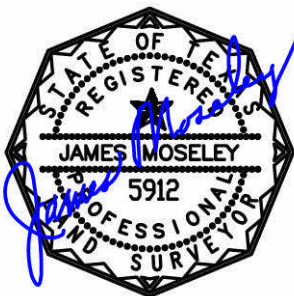
BEGINNING at a capped, (Precision Surveyors), iron rod set for the intersection of the south right-of-way line of San Antonio Street with the east line of a 20 foot wide alley, same being the northwest corner of said Lot 6, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, East, along the south right-of-way line of San Antonio Street, same being the common line of said Lot 6, a distance of 97.00 feet to a capped, (Precision Surveyors), iron rod set for the intersection of the south right-of-way line of San Antonio Street with the west right-of-way line of Highway 159, (13th Street), on the arc of a curve to the right, for the northwest corner of said State of Texas Tract, same being the northeast corner of the herein described tract;

Thence, Southwesterly, across said Lot 6, along the west right-of-way line of Highway 159, with the arc of said curve to the right, having an included angle of 02°10'10", a radius of 1335.46 feet, a chord that bears, S 08°33'23" W, a chord distance of 50.56 feet, for an arc distance of 50.57 feet to a capped, (Precision Surveyors), iron rod set on the common line of said Lot 6 and Lot 7, Block 612, of said Town of Hempstead, same being the southeast corner of the herein described tract;

Thence, West, along the common line of said Lots 6 and 7, a distance of 89.48 feet to a capped, (Precision Surveyors), iron rod set on the east line of said 20 foot wide alley for the west common corner of said Lots 6 and 7, same being the southwest corner of the herein described tract;

Thence, North, along the east line of said 20 foot wide alley, same being the common line of said Lot 6, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1072 acres or 4,670 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 18-07973
August 14, 2018

See Drawing Attached