

STATE OF TEXAS §
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COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 7.652 Acres situated in the McLin Bracey Survey, Abstract 15, and the Peter Harper Survey, Abstract 137 being a part of Lot 1B of the resubdivision of Lots 1, 3 and 6 of Nine Bar West (Subdivision) according to the map or plat thereof recorded in Slide No. B-132 of the Plat Records of Waller County, Texas, being the remainder of a 15.304 Acre tract recorded in the name of T. Nichole Mai under Document No. 1600128 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Document No. 1600128 of the O.P.R.W.C.T.)

BEGINNING at a point on the south right-of-way line of F.M 1736, being the northwest corner of 1 Foot wide Reserve "A" of Legacy Estates Subdivision as recorded in Volume 924, Page 512 of the O.P.R.W.C.T. at Legacy Lane;

THENCE, SOUTH 00° 59' 19" EAST, with the west line of said 1 Foot wide Reserve "A" and with Legacy Lane, a distance of 758.84 Feet to a iron rod found at the northeast corner and POINT OF BEGINNING of this tract;

THENCE, continuing with said west line and with Legacy Lane the following two (2) courses:

1. **SOUTH 00° 59' 19" EAST**, a distance of **107.53 Feet** to a 1/2 Inch iron pipe found at a corner of this tract;
2. **SOUTH 08° 21' 50" EAST**, passing at a distance of 505.49 Feet an iron rod found at the north salient corner Lot 25 of the aforementioned Legacy Estates, and continuing for a total distance **531.97 Feet** to an iron rod found at the southeast corner of this tract;

THENCE, with the lines of a 39.353 Acre tract recorded in the name of Stacy Williams under Document No. 1600128 of the O.P.R.W.C.T. the following two (2) courses:

1. **SOUTH 87° 48' 58" WEST**, a distance of **557.07 Feet** to an iron rod found at the southwest corner of this tract;
2. **NORTH 02° 11' 02" WEST**, a distance **636.38 Feet** to an iron rod found at the northwest corner of this tract;

THENCE, **NORTH 87° 48' 58" EAST**, with the south line of a tract recorded in the name of Alejandro Beltran et ux under Document No. 2000805 of the O.P.R.W.C.T. a distance of **502.05 Feet** to the POINT OF BEGINNING and containing 7.652 Acres of land.

(See attached drawing)



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