

STATE OF TEXAS           §  
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COUNTY OF WALLER      §

A TRACT OR PARCEL OF LAND CONTAINING 15.3041 ACRES (666,646 SQUARE FEET), SITUATED IN THE McLIN BRACEY SURVEY, ABSTRACT No. 15 AND THE PETER HARPER SURVEY, ABSTRACT No. 137, WALLER COUNTY, TEXAS AND BEING PART OF LOT 1B OF THE RE-SUBDIVISION OF LOTS 1, 3 AND 6 OF NINE BAR WEST SUBDIVISION RECORDED UNDER PLAT CABINET FILE SLIDE No. B-132, IN THE PLAT RECORDS OF WALLER COUNTY, TEXAS AND IN VOLUME 603, PAGE 730 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (O.P.R.W.C.T.). SAID 15.3041 ACRE TRACT ALSO BEING THAT SAME CALLED 15.304 ACRE TRACT OF LAND RECORDED IN THE NAME OF T. NICHOLE MAI UNDER WALLER COUNTY CLERK’S FILE No. (W.C.C.F. No.) 1600128 IN THE O.P.R.W.C.T. SAID 15.3041 ACRE TRACT ALSO BEING COMPRISED OF A 7.6520 ACRE TRACT RECORDED IN THE NAME OF AVERY ROBERTSON AND JILL ROBERTSON UNDER W.C.C.F. No. 2312202 IN THE O.P.R.W.C.T. AND A 7.6521 ACRE TRACT RECORDED IN THE NAME OF NICOLA WILLIAMS UNDER W.C.C.F. No. 2506343 IN THE O.P.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
(BASIS OF BEARINGS: W.C.C.F. No. 2312202 IN THE O.P.R.W.C.T.)

**BEGINNING** at a point on a curve at the portion of the southeast right-of-way (R.O.W.) line of FM 1736 Road (100 Feet R.O.W.), being the northeast corner of said 7.6520 Acre tract and of this tract, the northeast corner of said Lot 1B and the northwest corner of Reserve “A” (called 0.031 Acre tract) of Legacy Estates Subdivision, a map or plat of said subdivision being recorded in Volume 924, Page 512 in the O.P.R.W.C.T. from which a 5/8 Inch iron rod found with cap “Hodde & Hodde” bears North 36°58'23" East, a distance of 1.56 Feet, said Reserve “A” being a 1-foot wide strip adjacent to Legacy Lane (R.O.W. varies) of said Legacy Estates Subdivision;

THENCE, **SOUTH 00° 59' 19" EAST**, along the common east line of said 7.6520 Acre tract, 7.6521 Acre tract, Lot 1B and of this tract and the west line of said Reserve “A”, at 758.84 Feet passing a 1/2 Inch iron rod found with cap "Precision" for the southeast corner of said 7.6520 Acre tract and the northeast corner of said 7.6521 Acre tract and continuing for a total distance of **866.36 Feet** to a 1/2 Inch iron pipe found at an angle point for corner;

THENCE, **SOUTH 08° 21' 50" EAST**, along the common east line of said 7.6521 Acre tract, Lot 1B and of this tract and the west line of said Reserve “A”, at 505.49 Feet passing a 5/8 Inch capped iron rod found at the southwest corner of said Reserve “A” and the northwest corner of Lot 25 of said Legacy Estates Subdivision and continuing along the common east line of said 7.6521 Acre tract, Lot 1B and of this tract and the west line of said Lot 25 for a total distance of **531.97 Feet** to a 5/8 Inch capped iron rod found for the southeast corner of said 7.6521 Acre tract and of this tract and the lower northeast corner of a called 39.25 Acre tract recorded in the name of Round Top Materials, Inc. under W.C.C.F. No. 2411845 in the O.P.R.W.C.T.;

THENCE, **SOUTH 87° 48' 58" WEST**, severing said Lot 1B and along the common south line of said 7.6521 Acre tract and of this tract and the lower north line of said called 39.25 Acre Round Top Materials, Inc. tract, a distance of **557.07 Feet** to a 5/8 Inch capped iron rod found for the southwest corner of said 7.6521 Acre tract and of this tract and an interior corner of said called 39.25 Acre Round Top Materials, Inc. tract;

THENCE, **NORTH 02° 11' 02" WEST**, severing said Lot 1B and along the common west line of said 7.6520 Acre tract, 7.6521 Acre tract and of this tract and the upper east line of said called 39.25 Acre Round Top Materials, Inc. tract, at 636.38 Feet passing a 1/2 Inch iron rod found with cap “Precision” for the northwest corner of said 7.6521 Acre tract and the southwest corner of said 7.6520 Acre tract and continuing for a total distance of **1,168.34 Feet** to a 5/8 Inch capped iron rod found “Hodde & Hodde” in the northwest line of said Lot 1B and the southeast R.O.W. line of aforesaid FM 1736 Road for the northwest corner of said 7.6520 Acre tract and of this tract and the upper northeast corner of said called 39.25 Acre Round Top Materials, Inc. tract;

THENCE, **NORTH 59° 46' 17" EAST**, along a portion of the northwest line of said Lot 1B, the northwest line of said 7.6520 Acre tract and of this tract and a portion of the southeast R.O.W. line of said FM 1736 Road, a distance of **71.34 Feet** to a point at the beginning of a curve to the right for corner from which a concrete monument found bears South 84°23' West, a distance of 0.53 Feet;

THENCE, continuing along the common northwest line of said 7.6520 Acre tract and of this tract and a portion of the northwest line of said Lot 1B and a portion of the southeast R.O.W. line of said FM 1736 Road, along said curve to the right having a radius of **2,814.83 Feet**, an arc length of **497.87 Feet** and a chord bearing and distance of **NORTH 64° 48' 28" EAST~ 494.23 Feet** to the **POINT OF BEGINNING** containing 15.3041 Acres of land.

(See attached Drawing)



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No. 5364  
Job No. 26-00133  
January 22, 2026