

STATE OF TEXAS §
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COUNTY OF WALLER §

Metes and Bounds Description

All that certain 1.94 Acre (84,560 Square-Foot) tract of land situated in the Jared E. Groce Survey, Abstract No. 30, Waller County, Texas, commonly known as Tract 118, of Riverside II, an unrecorded subdivision of that certain 196.87 Acre Tract out of and a part of that certain 494 Acre Tract described by Deed recorded in Volume 141, Page 455 of the Deed Records of Waller County, Texas (WCDR); said 1.94 Acre tract being the same property described in a deed filed in the name of Daniel Baranowski and Jaime Baranowski under Deed No. 1502607 of the WCDR and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of the Justo Liendo Survey, Abstract No. 41, Waller County, Texas, and the Northeast corner of said Groce Survey for the Northeast corner of said Riverside, II;

Thence, South 04°57'11" East, along the common line of said Liendo Survey and said Groce Survey, a distance of 331.46 Feet to an angle point;

Thence, South 09°56'25" East, continuing along said Survey line, a distance of 1,305.86 Feet to the Southeast corner of said Riverside, II;

Thence, South 88°59'30" West, along the South line of Riverside II, a distance of 2,637.03 Feet to the Southwest corner of Tract 120 as recorded in the name of Clark Emory Dumesnil in Volume 1017, Page 129 of the WCDR) for the Southeast corner and POINT OF BEGINNING of the herein described Tract 118;

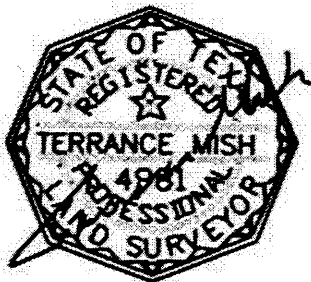
Thence, **South 88°59'30" West**, continuing along the South line of Riverside, II, being the north line of Lot 23 as recorded in the name of Lisa Marsh in Volume 723, Page 710 of the WCDR, a distance of **207.58 Feet** to the Southeast corner of a Tract 116 recorded in the name of the D. E. Smith and Janet Lambert in Volume 675, Page 583 of the WCDR for the Southwest corner of the herein described Tract 118;

Thence, **North 01°00'30" West**, along the common line of Tract 116 and Tract 118, at a distance of 372.37 Feet pass a 5/8 Inch iron rod found for reference in the South line of Pin Oak Lane (a 70.00 Foot wide Roadway Easement) (from which a second 5/8 Inch iron rod found bears South 88° 59' 30" West, a distance of 205.52 Feet), and continue for a total distance of **407.37 Feet** to a point in the centerline of Pin Oak Lane for the Northwest corner of the herein described Tract 118;

Thence, **North 88°59'30" East**, along the centerline of Pin Oak Lane, being the south line of Tract 117 as recorded in the name of Wendy M. Cline under Deed No. 1903002 of the WCDR, a distance of **207.58 Feet** to a point at the Northwest corner of said Tract 120 for the Northeast corner of the herein described Tract 118;

Thence, **South 01°00'30" East**, along the common line of Tract 118 and Tract 120, at a distance of 35.00 Feet pass a 5/8 Inch iron rod found for reference in the South line of Pin Oak Lane (from which a second 5/8 Inch iron rod found bears North 88° 59'30" East, a distance of 207.09 Feet, from said second 5/8 Inch iron rod found a third 5/8 iron rod found bears North 88° 59' 30" East, a distance of 206.58 Feet), and continue for a total distance **407.37 Feet** to the POINT OF BEGINNING and containing 1.94 Acres of land, of which the North 7,248.85 Square Feet thereof lie within Pin Oak Lane.

(See attached drawing)



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Job No. 20-03716
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