

STATE OF TEXAS §
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COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 0.431 Acre situated in the H.B. Hedgepeth Survey, Abstract 139, Waller County, Texas being the same tract recorded in the name of Linda Swisher under Clerk's File No. 1806906 of the Waller County Deed Records (W.C.D.R.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 921, Page 192 of the W.C.D.R.)

COMMENCING at a 3/4 Inch iron pipe found at the intersection of the west line of Walnut Street (50 Feet wide per Volume 265, Page 421 of the W.C.D.R.) and the south line of Orange Street (50 Feet wide per Volume 265, Page 421 of the W.C.D.R.);

THENCE, NORTH 84° 57' 22" WEST, with said south line of Orange Street, a distance of 142.04 Feet to a 5/8 Inch iron rod found at the northeast corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 00° 35' 35" EAST, with the west line of a tract recorded in the name of Sandra Jane Dawson in Volume 265, Page 421 of the W.C.D.R., a distance of **125.37 Feet** to a 1/2 Inch iron pipe found at the southeast corner of this tract;

THENCE, NORTH 85° 00' 00" WEST, with the north lines of tracts recorded in the name of Tina Lynn Aguilar in Volume 265, Page 421 and in the name of Jessica L. Hall in Volume 1226, Page 785 both of the W.C.D.R., passing at a distance of 141.05 Feet a 1/2 Inch iron rod found and continuing an additional distance of 9.56 Feet for a total distance of **150.61 Feet** to a 1/2 Inch iron rod with a "Precision" cap found at the southwest corner of this tract;

THENCE, NORTH 00° 37' 43" WEST, with the east line of a tract recorded in the name of Rodolfo Adame and Lidia G. Adame in Volume 1294, Page 25 of the W.C.D.R., a distance of **125.26 Feet** to a 1/2 Inch iron rod with a "Precision" cap found on the aforementioned south line of Orange Street the northwest corner of this tract;

THENCE, SOUTH 85° 02' 39" EAST, with said south line of Orange Street, passing at a distance of 9.68 Feet a 3/4 Inch iron pipe found and continuing an additional distance of 141.00 Feet for a total distance a distance of **150.68 Feet** to the POINT OF BEGINNING and containing 0.431 Acre of land.

(See attached drawing)

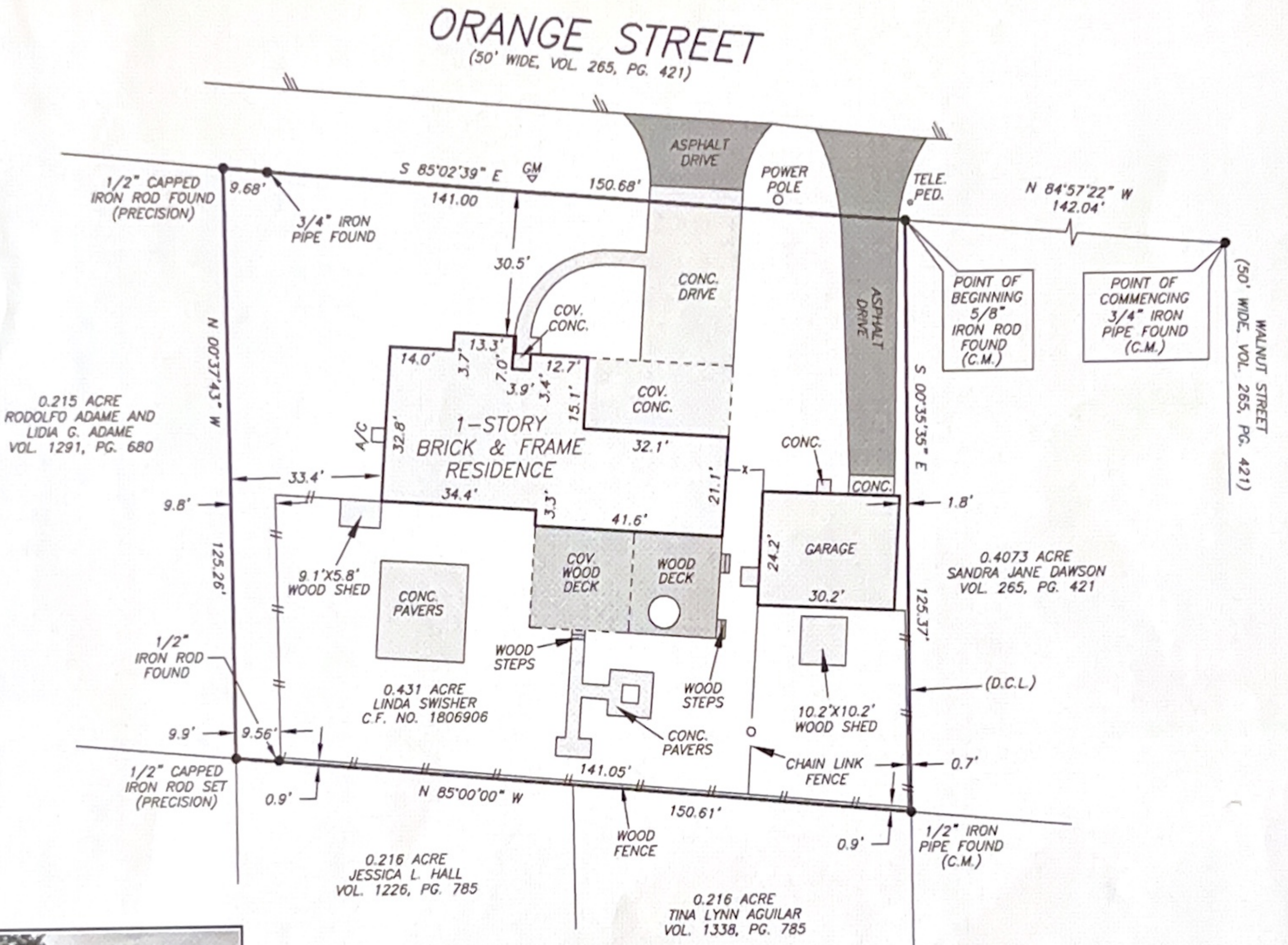


Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 22-00627
February 10, 2022

GF NO. 2200127HE UNIVERSITY TITLE
 ADDRESS: 2411 ORANGE STREET
 WALLER, TEXAS 77484
 BORROWER: DIDIER FRANCESIA AND
 SYBIL ROWAN

0.431 ACRE
 SITUATED IN THE
 H.B. HEDGEPEETH SURVEY, A-139
 WALLER COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

SCALE: 1" = 40'



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48473C 0170 F MAP REVISION: 05/16/2019 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 921, PG. 192

DRAWN BY: PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4981
 JOB NO. 2022-00627
 FEBRUARY 10, 2022



UNIVERSITY
 TITLE COMPANY
 KELLI LUETGE
 979-399-4090



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 FIRM NO. 10063700