

METES AND BOUNDS DESCRIPTION
BEING 56.02 ACRES
IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41
WALLER COUNTY, TEXAS

A 56.02 ACRE TRACT OF LAND IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, WALLER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 52.73 ACRE TRACT OF LAND, CONVEYED TO MATTHEW PETER MANIS, JR. UNDER CAUSE NUMBER 517,550 OF THE PROBATE COURT RECORDS OF HARRIS COUNTY, TEXAS (P.C.R.H.C.T.), STYLED THE ESTATE OF ELOISE CRAIG MANIS, DECEASED, AND DESCRIBED IN VOLUME 238, PAGE 641 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (D.R.W.C.T.), SAID 56.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the southwest corner of said 52.73 acre tract, some being the northwest corner of Lot 9 as shown on the RANCHES OF CLEAR CREEK, PARTIAL REPLAT OF LOT 8 AND LOT 9, a subdivision of record in Volume 1075, Page 510 of the Official Records of Waller County, Texas (O.R.W.C.T.), and an easterly corner of Lot 8 of said RANCHES OF CLEAR CREEK, PARTIAL REPLAT OF LOT 8 AND LOT 9;

THENCE, North 12°37'17" West, along a west line of said 52.73 acre tract, some being an easterly line of said Lot 8, passing at 81.14 feet a 1-inch iron pipe found for the northeast corner of said Lot 8, some being the southeast corner of Lot 5 of RIO ACRES SUBDIVISION, a subdivision of record under Volume 484, Page 358 of the Map Records of Waller County, Texas (M.R.W.C.T.), continuing along a west line of said 52.73 acre tract, some being east line of said Lot 5, and the east line of Lot 12 of the RIO BOSQUE SUBDIVISION, an unrecorded subdivision, passing at 864.43 feet a 5/8-inch iron rod found for the northeast corner of said Lot 12, some being the southeast corner of Lot 6 of said RIO ACRES SUBDIVISION, and the southeast corner of that certain called 5,180.5 acres tract conveyed to Mary Gonzales by and instrument of record in Volume 1128, Page 708 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), continuing along a west line of said 52.73 acre tract, some being the east lines of said Lot 6 and said 5,180.5 acre Gonzales tract, passing at 1,190.95 feet a 5/8-inch iron rod found for the northeast corner of said 5,180.5 acre Gonzales tract, some being the southeast corner of that certain called 5,180.5 acre tract conveyed to Larry D. Strait and Linda S. Strait by and instrument of record in Volume 1273, Page 204, O.P.R.W.C.T., continuing along the west line of said 52.73 acre tract, some being the east line of said Lot 6 and said 5,180.5 acre Strait tract for a total distance of 1,564.27 feet to a 1-inch iron pipe found for the northeast corner of said Lot 6 and said 5,180.5 acre Strait tract, some being the southeast corner of that certain called 8.00 acre tract conveyed to Christopher Marache by an instrument of record in instrument Number 2205031, O.P.R.W.C.T. and a westerly corner of the herein described tract, from said common corner a 1/2-inch iron rod with cap stamped, "SURVEY 1" found for reference bears North 85°30'47" East, 6.73 feet;

THENCE, North 12°20'28" West, continuing along a west line of said 52.73 acre tract, some being the east line of said 8.00 acre tract for a distance of 219.02 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the northwest corner of said 52.73 acre tract, some being the southwest corner of that certain called 100 acre tract conveyed to Matthew P. Manis, Sr. and Mary A. Manis, as Co-Trustees of the Manis Family Trust, by and instrument of record in Volume 986, Page 90, O.P.R.W.C.T. and described in Volume 252, Page 681, D.R.W.C.T., from which a 1-inch iron pipe found for the northeast corner of that certain called 2,000 acre tract conveyed to

Derek A. Stolarski and Catherine G. Stolarski by an instrument of record in instrument Number 2509350, O.P.R.W.C.T., some being an angle point in the west line of said 100 acre tract, and lying on the occupied south right-of-way line of Jozwiak Lane, bears North 12°20'28" West, 1,026.69 feet;

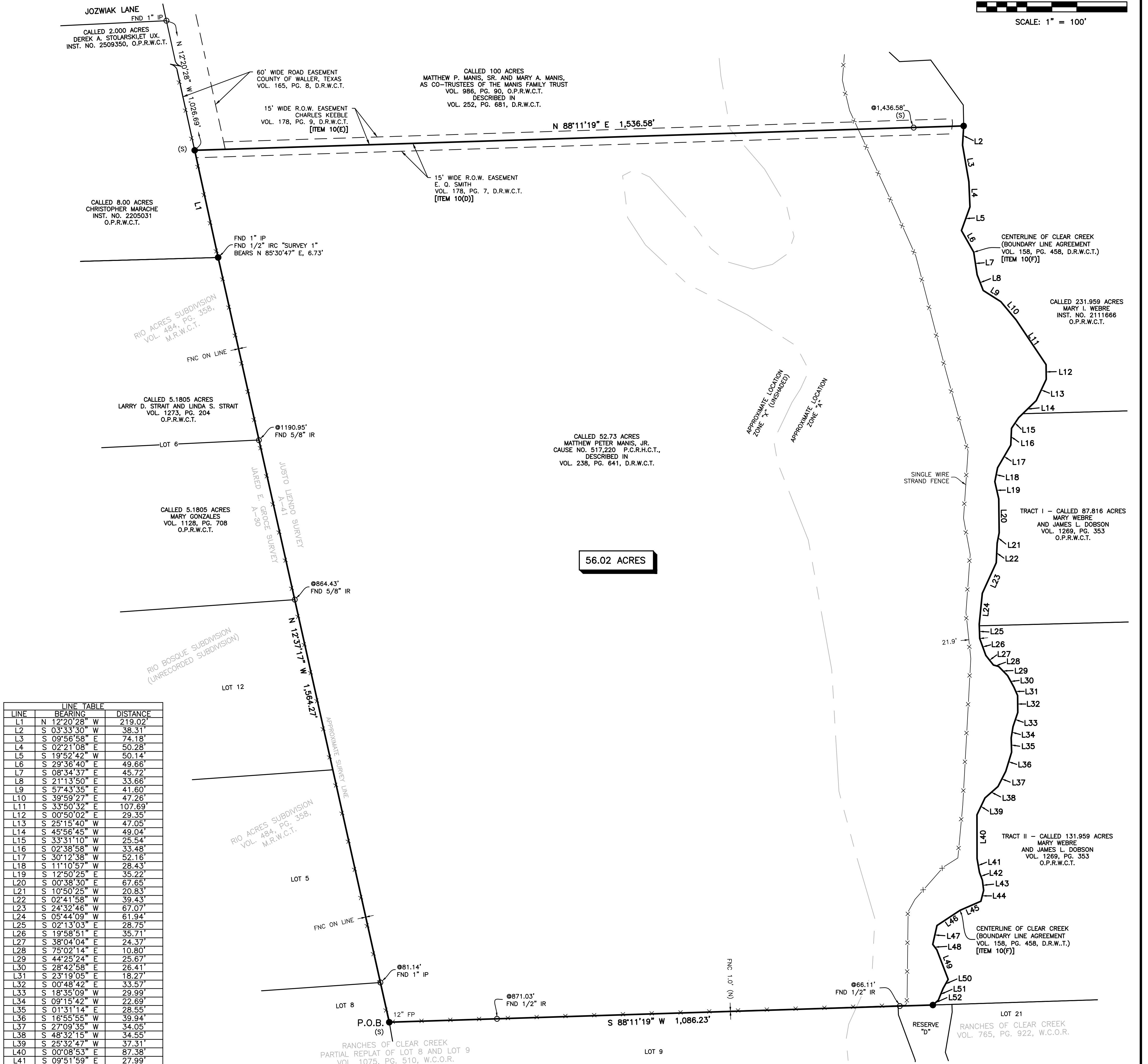
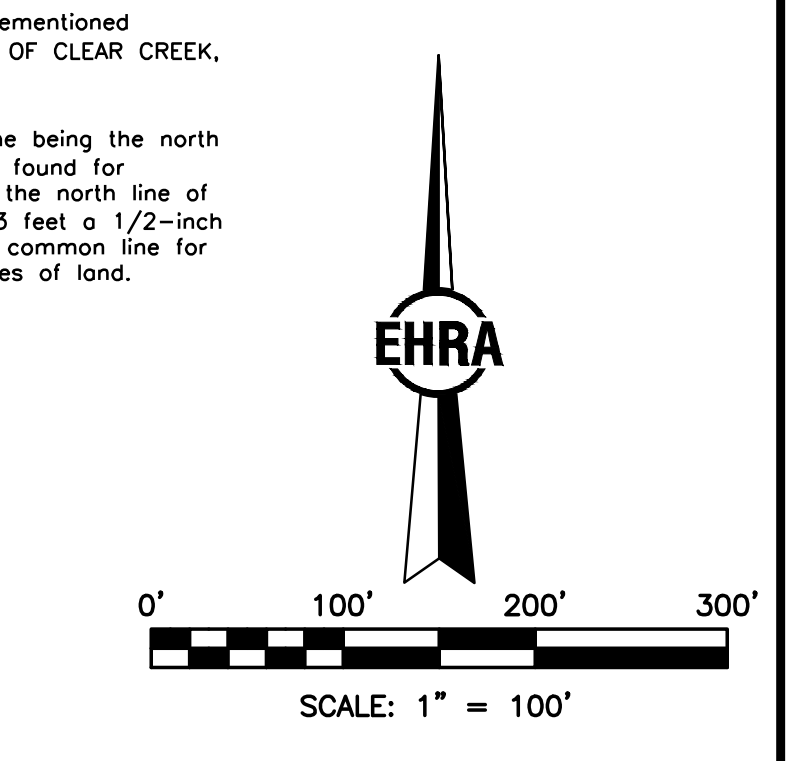
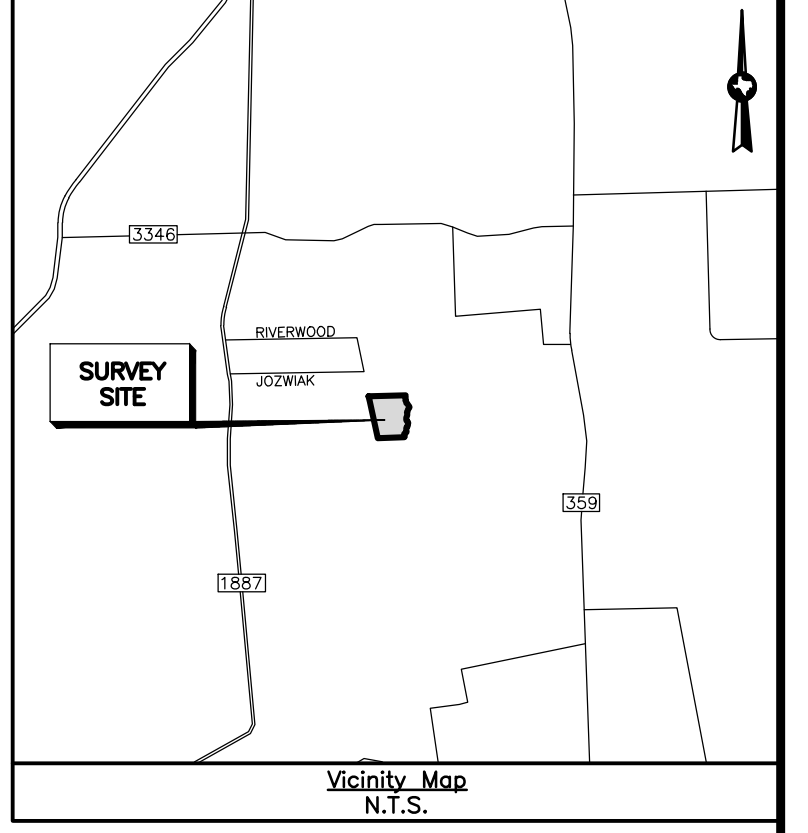
THENCE, North 88°11'19" East, departing the east line of said 8.00 acre tract, along the north line of said 52.73 acre tract, some being the south line of said 100.00 acre tract, passing at 1,436.58 feet a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for reference, continuing along said common line for a total distance of 1,536.58 feet to the common east corner of said 52.73 acre tract and said 100 acre tract, said corner lying in the centerline of Clear Creek (Boundary Line Agreement, Volume 158, page 458, D.R.W.C.T.), same being a westerly line of that certain called 231.959 acre tract conveyed to Mary I. Webre by an instrument of record in instrument Number 2111666, O.P.R.W.C.T.;

THENCE, down the centerline meanders of Clear Creek, some being the easterly line of said 52.73 acre tract and the westerly line of said 231.959 acre tract, that certain called 87.816 acre tract and 131.959 acre tract conveyed to Mary Webre and James L. Dobson by an instrument of record in Volume 1269, Page 353, O.P.R.W.C.T., the following fifty one (51) courses and distances:

1. South 03°33'30" West, for a distance of 38.31 feet to a point for corner;
2. South 09°56'58" East, for a distance of 74.18 feet to a point for corner;
3. South 02°21'08" East, for a distance of 50.28 feet to a point for corner;
4. South 19°52'42" West, for a distance of 50.14 feet to a point for corner;
5. South 29°36'40" East, for a distance of 49.66 feet to a point for corner;
6. South 08°34'37" East, for a distance of 45.72 feet to a point for corner;
7. South 21°13'50" East, for a distance of 33.66 feet to a point for corner;
8. South 57°43'35" East, for a distance of 41.60 feet to a point for corner;
9. South 39°59'27" East, for a distance of 47.26 feet to a point for corner;
10. South 33°50'32" East, for a distance of 107.69 feet to a point for corner;
11. South 00°50'02" East, for a distance of 29.35 feet to a point for corner;
12. South 25°15'40" West, for a distance of 47.05 feet to a point for corner;
13. South 45°56'45" West, for a distance of 49.04 feet to a point for corner;
14. South 33°31'10" West, for a distance of 25.54 feet to a point for corner;
15. South 02°38'58" West, for a distance of 33.48 feet to a point for corner;
16. South 30°12'38" West, for a distance of 52.16 feet to a point for corner;
17. South 11°10'57" West, for a distance of 28.43 feet to a point for corner;
18. South 12°50'25" East, for a distance of 35.22 feet to a point for corner;
19. South 00°38'30" East, for a distance of 67.65 feet to a point for corner;
20. South 10°50'25" West, for a distance of 20.83 feet to a point for corner;
21. South 02°41'58" West, for a distance of 39.43 feet to a point for corner;
22. South 24°32'46" West, for a distance of 67.07 feet to a point for corner;
23. South 05°44'09" West, for a distance of 61.94 feet to a point for corner;
24. South 02°13'03" East, for a distance of 28.75 feet to a point for corner;
25. South 19°58'51" East, for a distance of 35.71 feet to a point for corner;

26. South 38°04'04" East, for a distance of 24.37 feet to a point for corner;
27. South 75°02'14" East, for a distance of 10.80 feet to a point for corner;
28. South 44°25'24" East, for a distance of 25.67 feet to a point for corner;
29. South 28°42'58" East, for a distance of 26.41 feet to a point for corner;
30. South 23°19'05" East, for a distance of 18.27 feet to a point for corner;
31. South 00°48'42" East, for a distance of 33.57 feet to a point for corner;
32. South 18°35'09" East, for a distance of 29.99 feet to a point for corner;
33. South 09°15'42" West, for a distance of 22.69 feet to a point for corner;
34. South 01°31'14" East, for a distance of 28.55 feet to a point for corner;
35. South 16°55'55" West, for a distance of 39.94 feet to a point for corner;
36. South 27°09'35" West, for a distance of 34.05 feet to a point for corner;
37. South 48°32'15" West, for a distance of 34.55 feet to a point for corner;
38. South 25°32'47" West, for a distance of 37.31 feet to a point for corner;
39. South 00°08'53" East, for a distance of 87.38 feet to a point for corner;
40. South 09°51'59" East, for a distance of 27.99 feet to a point for corner;
41. South 20°19'23" East, for a distance of 16.71 feet to a point for corner;
42. South 07°21'09" East, for a distance of 20.41 feet to a point for corner;
43. South 14°21'13" West, for a distance of 22.24 feet to a point for corner;
44. South 66°25'03" West, for a distance of 45.52 feet to a point for corner;
45. South 58°36'25" West, for a distance of 55.12 feet to a point for corner;
46. South 12°34'32" West, for a distance of 38.65 feet to a point for corner;
47. South 37°07'01" East, for a distance of 13.46 feet to a point for corner;
48. South 20°58'17" East, for a distance of 63.24 feet to a point for corner;
49. South 29°14'56" West, for a distance of 20.79 feet to a point for corner;
50. South 22°17'28" West, for a distance of 25.16 feet to a point for corner;
51. South 47°57'18" West, for a distance of 14.60 feet to a point for the southeast corner of the aforementioned 52.73 acre tract, some being the southwest corner of the aforementioned 131.959 acre tract and in the north line of Reserve "D" as shown on RANCHES OF CLEAR CREEK, a subdivision of record in Volume 922, Page 765, O.R.W.C.T.;

THENCE, South 88°11'19" West, along the south line of said 52.73 acre tract, some being the north line of said Reserve "D", passing at a distance of 66.11 feet a 1/2-inch iron rod found for reference, continuing along the south line of said 52.73 acre tract, partially along the north line of said Reserve "D" and the north line of the aforementioned Lot 9, passing at 871.03 feet a 1/2-inch iron rod with cap stamped, "RPLS 2085" found for reference, continuing along said common line for a distance of 1,086.23 feet to the POINT OF BEGINNING, and containing 56.02 acres of land.



LINE	BEARING	DISTANCE
L1	N 12°20'28" W	219.02
L2	S 03°33'30" W	38.31
L3	S 09°56'58" E	74.18
L4	S 02°21'08" E	50.28
L5	S 19°52'42" W	50.14
L6	S 29°36'40" E	49.66
L7	S 08°34'37" E	45.72
L8	S 21°13'50" E	33.66
L9	S 57°43'35" E	41.60
L10	S 39°59'27" E	47.26
L11	S 33°50'32" E	107.69
L12	S 00°50'02" E	29.35
L13	S 25°15'40" W	47.05
L14	S 45°56'45" W	49.04
L15	S 33°31'10" W	25.54
L16	S 02°38'58" W	33.48
L17	S 30°12'38" W	52.16
L18	S 11°10'57" W	28.43
L19	S 12°50'25" E	35.22
L20	S 00°38'30" E	67.65
L21	S 10°50'25" W	20.83
L22	S 02°41'58" W	39.43
L23	S 24°32'46" W	67.07
L24	S 05°44'09" W	61.94
L25	S 02°13'03" E	28.75
L26	S 19°58'51" E	35.71
L27	S 38°04'04" E	24.37
L28	S 75°02'14" E	10.80
L29	S 44°25'24" E	25.67
L30	S 28°42'58" E	26.41
L31	S 23°19'05" E	18.27
L32	S 00°48'42" E	33.57
L33	S 18°35'09" W	29.99
L34	S 09°15'42" W	22.69
L35	S 01°31'14" E	28.55
L36	S 16°55'55" W	39.94
L37	S 27°09'35" W	34.05
L38	S 48°32'15" W	34.55
L39	S 25°32'47" W	37.31
L40	S 00°08'53" E	87.38
L41	S 09°51'59" E	27.99
L42	S 20°19'23" E	16.71
L43	S 07°21'09" E	20.41
L44	S 14°21'13" W	22.24
L45	S 66°25'03" W	45.52
L46	S 58°36'25" W	55.12
L47	S 12°34'32" W	38.65
L48	S 37°07'01" E	13.46
L49	S 20°58'17" E	63.24
L50	S 29°14'56" W	20.79
L51	S 22°17'28" W	25.16
L52	S 47°57'18" W	14.60

TITLE COMMITMENT NOTES:

- 10(d) Right of way and easement granted to E.Q. Smith, dated June 29, 1963 as set forth by instrument filed under Volume 178, Page 7 of the Deed Records of Waller County, Texas. (AFFECTS SUBJECT TRACT - SHOWN HEREON)
- 10(e) Right of way and easement granted to Charles C. Keeble, dated June 27, 1963 as set forth by instrument filed under Volume 178, Page 9 of the Deed Records of Waller County, Texas. (MAY AFFECT SUBJECT TRACT. THIS EASEMENT CAN BE USED FOR INGRESS AND EGRESS TO THE SUBJECT TRACT - SHOWN HEREON)
- 10(f) Terms and conditions as set forth in that certain Boundary Line Agreement, dated August 13, 1959 filed under Volume 158, Page 458 of the Deed Records of Waller County, Texas. (AFFECTS SUBJECT TRACT - SHOWN HEREON)
- 10(g-h) Not a survey item. (SEE NOTE#6)

NOTES:

1. Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF No. ATCH-0100M-ATCH251457376 of Alamo Title Insurance, effective date of August 24, 2025, issue date of September 3, 2025, and is subject to the limitations of that commitment. No research of the Public Records of Waller County regarding easements or encumbrances was performed by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A.
2. Bearings shown hereon are based Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
3. This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
4. The acreage total as shown hereon is based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
5. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No. 4847300150F, dated May 16, 2019, the subject tract appears to be within Area Unshaded Zone "X" (defined as areas outside the 0.2% annual chance floodplain) and Zone "A" (defined as areas within the Special Flood Hazard Area). This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A. assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A.
6. This survey does not address any oil or mineral interest that may affect the subject tract.
7. Readily visible improvements and utilities were located with this survey, no subsurface probing, excavation or exploration was performed by E.H.R.A., Inc., and no utility plans were provided to the surveyor at the time of the survey.
8. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A. has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

To: -Matthew Peter Manis, Jr.
-Early Services LLC
-Alamo Title Insurance

We, Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A. acting by and through Cullen D. Weishuhn, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey. Field work was completed October 10, 2025.



Cullen D. Weishuhn
Registered Professional Land Surveyor
Texas Registration No. 6850

LEGEND	
D.R.W.C.T.	Deed Records of Waller County, Texas
ESMT	Easement
FNC	Fence
FND	Found
FP	Fence Post
INST. NO.	Instrument Number
IP	Iron Pipe
IR	Iron Rod
IRC	Iron Rod with Cap
O.P.R.W.C.T.	Official Public Records
P.C.R.H.C.T.	Probate Court Records of Harris County, Texas
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
VOL. PG.	Volume, Page
(S)	Set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500"
-----	Easement
-----	Barbed Wire Fence

REV	DESCRIPTION	BY	DATE
3			
2			
1			

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

LAND TITLE SURVEY OF 56.02 ACRES SITUATED IN THE JUSTO LIENDO SURVEY, A-41 WALLER COUNTY, TEXAS

DATE: 10/10/25 SCALE: 1" = 100' JOB NO.: 251-084-00
DWG. NAME: 25108400V-LS-56.02AC.dwg DRAWING NO.: NONE