



**FIELD NOTES DESCRIPTION
OF A
13.80 ACRE TRACT
JUAN ANTONIO PADILLO SURVEY, ABSTRACT 48
WALLER COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 13.80 ACRES IN THE JUAN ANTONIO PADILLO SURVEY, ABSTRACT 48, IN WALLER COUNTY, TEXAS, BEING ALL OF A CALLED 14.55 ACRE TRACT OF LAND CONVEYED IN A DEED TO ROUSELAND INVESTMENTS, LLC., RECORDED IN INSTRUMENT NO. 2600339 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (OPRWCT), DESCRIBED IN VOLUME 405, PAGE 609 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (DRWCT); SAID 13.80 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped 'ALEXANDER SURVEYING' found in the south line of Pryor Road (a county maintained public road, appears to be prescriptive in nature), being the southwest corner of said 14.55 acre tract, same being the southeast corner of a called 15 acre tract conveyed in a deed to Porshia Latreece Penrice, Et Al., in Volume 1407, Page 434 (OPRWCT), same also being in the north line of a called 2.8117 acre tract described in a deed to Clinton Murrell, JR., in Volume 1321, Page 709 (OPRWCT), from which a 1/2 inch iron rod found bears S 88° 37' 15" W, a distance of 849.41 feet;

THENCE, with the common line of said 14.55 acre tract and said 15 acre tract, **N 03° 09' 36" W**, a distance of **351.81 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the east line of said 15 acre tract, being the northwest corner of said 14.55 acre tract, same being the southwest corner of a called 5.117 acre tract described in a deed to Juan Miguel Rodriguez and Emilia Veronica Rodriguez in Instrument No. 26004186 (OPRWCT), from which a 1/2 inch iron rod found bears N 03° 09' 36" W, a distance of 131.18 feet;

THENCE, with the common line of said 14.55 acre tract and said 5.117 acre tract, **N 87° 25' 48" E**, passing a 1 inch iron pipe found at a distance of 1,665.93 feet in the apparent west fenced line of Diemer Road (a county maintained public road, appears to be prescriptive in nature), continuing for a total distance of **1,700.26 feet** to point in said Diemer Road, being the northeast corner of said 14.55 acre tract, same being the southeast corner of said 5.117 acre tract;

THENCE, with the east line of said 14.55 acre tract and with said Diemer Road, **S 03° 23' 40" E**, a distance of **355.14 feet** to a point in roadway in the intersection of said Diemer Road and said Pryor Road, being the southeast corner of said 14.55 acre tract;

THENCE, with the south lines of said Pryor Road and said 14.55 acre tract, same being the north lines of a called 1.573 acre tract described in a deed to La'reka Gage in Instrument No. 2109204 (OPRWCT), two separate 6.1968 acre tracts both described in a deed to Alberto Ruiz, Jr., and wife, Claudia Angelica Ruiz, both in Volume 1069, Page 481 (OPRWCT), a called 6.1968 acre tract described in a deed to Parris L. Gertman in Volume 1309, Page 1 (OPRWCT), a called 6.1968 acre tract described in a deed to Helen J. Jackson Muse in Volume 408, Page 594 (DRWCT), a called 20.5027 acre tract conveyed in a deed to Cody Blane Levassar in Instrument No. 2313893 (OPRWCT), and said 2.8117 acre tract, **S 87° 32' 29" W**, passing a 1/2 inch iron rod with plastic cap found at a distance of 49.26 feet, continuing along and passing a point at a distance of 1,255.79 feet, from which a 3/4 inch iron bar found bent bears S 02° 27' 31" E, a distance of 3.25 feet, continuing for a total distance of **1,701.75 feet** to the **POINT OF BEGINNING** and containing **13.80 acres of land**, more or less.

Surveyed on the ground June 2026 under my supervision. See plat prepared June 2026 for other information. The bearing basis for this survey is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00009306195803 (calculated using GEOID12B). Reference drawing: 26-0691-TITLE.



6/26/26

David Powell Brister

Registered Professional Land Surveyor No. 6537



KERR
SURVEYING

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