

County: Waller
Job No.: 2608053015C

Being a 2.03 acre tract of land located in the William Cooper Survey, A-20, Waller County, Texas; said 2.03 acre tract being out of Tract No. 1, Part No. 3, and Tract No. 1, Part No. 2, described in Volume 139, page 331, of the Deed Records of Waller County (D.R.W.C.), Texas, and being all of a called 0.951 acre tract (A.K.A. Tract 152), described in Volume 664, Page 495, Waller County Texas, all of a called 0.66 acre tract (A.K.A. Tract 154 & 154-1), described in Volume 169, Page 59, of the Deed Records of Waller County (D.R.W.C.), Texas, a portion of a called 0.951 acre tract (A.K.A. Tract 150), described in Volume 664, Page 483, of the Deed Records of Waller County (D.R.W.C.), Texas, and a portion of a called 0.951 acre tract (A.K.A. Tract 151), described in Volume 768, Page 824, all of the Deed Records of Waller County (D.R.W.C.), Texas, said 2.03 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at PK-Nail set in asphalt for the northeast corner of said 0.66 acre tract and the northwest corner of a called 0.76 acre tract (A.K.A. Tract 155), described in a deed to Bernard Vaughn, as recorded under Volume 5169, Page 163, and also on the north line of said Tract No. 1, Part No. 2, and being on the south right-of-way line of 11th Street (40 feet wide) from which an axel projecting 3' above ground bears S02°24'31"W, 13.29;

THENCE, South 01 degrees 46 minutes 04 seconds East, a distance of 443.00 feet, with the east line of said 0.66 acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said 0.66 acre tract and the southwest corner of said 0.76 acre tract on a north line of a called 23.76 acre tract described in a deed to Beverly Blair Jackson, as recorded under Volume 1348, Page 803;

THENCE, South 88 degrees 13 minutes 56 seconds West, a distance of 65.00 feet, with the south line of said 0.66 acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the southwest corner of said 0.66 acre tract and the southeast corner of said 0.951 acre tract (A.K.A. Tract 150);

THENCE, South 88 degrees 12 minutes 28 seconds West, a distance of 156.86 feet, with the south line of said 0.951 acre tract (A.K.A. Tract 150), to a 1/2-inch iron rod with cap stamped "OSC" set for the southwest corner of the herein described tract;

THENCE, North 02 degrees 13 minutes 28 seconds West, a distance of 443.01 feet, with the west line of the herein described tract, crossing said 0.951 acre tract (A.K.A. Tract 150), and said 0.951 acre tract (A.K.A. Tract 151), to a PK-Nail set for the northwest corner of the herein described tract, and on the south right-of-way line of said 11th Street;

THENCE, North 88 degrees 12 minutes 28 seconds East, a distance of 3.00 feet, with the north line of said 0.951 acre tract (A.K.A. Tract 151) and the south right-of-way line of said 11th Street, to a PK-Nail set for the northerly northeast corner of said 0.951 acre tract (A.K.A. Tract 151);

THENCE, South 02 degrees 13 minutes 28 seconds East, a distance of 13.38 feet, with an east line of said 0.951 acre tract (A.K.A. Tract 151), to a 1/2-inch iron rod found for the northwest corner of said 0.951 acre tract (A.K.A. Tract 152);

THENCE, North 87 degrees 46 minutes 32 seconds East, a distance of 71.53 feet, with a north line of said 0.951 acre tract (A.K.A. Tract 152), to a 1/2-inch iron rod with cap stamped "OSC" set for northerly corner of said 0.951 acre tract (A.K.A. Tract 152), and the northwest corner of a called 0.18 acre tract (A.K.A. Tract 153), Josey Memorial Church (no record found);

THENCE, South 02 degrees 13 minutes 28 seconds East, a distance of 120.00 feet, with an interior line of said 0.951 acre tract (A.K.A. Tract 152), to a 3/4-inch metal pipe for an interior corner of said 0.951 acre tract (A.K.A. Tract 152), and the southwest corner of said 0.18 acre tract (A.K.A. Tract 153);

THENCE, North 87 degrees 46 minutes 32 seconds East, a distance of 72 feet, continuing with said interior line of said 0.951 acre tract (A.K.A. Tract 152), to a 5/8-inch iron rod found for an interior corner of said 0.951 acre tract (A.K.A. Tract 152), and the southeast corner of said 0.18 acre tract (A.K.A. Tract 153);

THENCE, North 02 degrees 13 minutes 28 seconds West, a distance of 120.00 feet, continuing with said interior line of said 0.951 acre tract (A.K.A. Tract 152), to a 1/2-inch iron rod with cap stamped "OSC" set for northerly corner of said 0.951 acre tract (A.K.A. Tract 152), the northeast corner of said 0.18 acre tract (A.K.A. Tract 153);

THENCE, North 87 degrees 46 minutes 32 seconds East, a distance of 14.00 feet, with the north line of said 0.951 acre tract (A.K.A. Tract 152), to a 1/2-inch iron rod with cap stamped "OSC" set for the northeast corner of said 0.951 acre tract (A.K.A. Tract 152), and on the west line of said 0.66 acre tract;

THENCE, North 90 degrees 00 minutes 00 seconds East, a distance of 14.00 feet, with the west line of said 0.66 acre tract (A.K.A. Tract 154 & 154-1), to a PK-nail set for the northwest corner of said 0.66 acre tract (A.K.A. Tract 154 & 154-1), on the south right-of-way line of said 11th Street;

THENCE, North 88 degrees 13 minutes 56 seconds East, a distance of 64.86 feet, a distance of 64.86 feet with the north line of said 0.66 acre tract (A.K.A. Tract 154 & 154-1), and the south right-of-way line of said 11th Street, to the **POINT OF BEGINNING** and containing 2.03 acres of land.



Luther J. Daly
Registered Professional Land Surveyor
Texas Registration No. 6150

08/31/26

