

STATE OF TEXAS       §  
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COUNTY OF WALLER   §

Metes & Bounds Property Description

A tract of land containing 2.4229 Acres situated in the H. & T. C. Railroad Survey, Section 123, Abstract No. 202 of Waller County, Texas, being the same tract recorded in the name of Nicholas Hluchan et ux in Volume 1380, Page 437 of the Real Property Records of Waller County, Texas (R.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 1380, Page 437 of the R.P.R.W.C.T.)

COMMENCING at a point at the northeast corner of said Section 123;

THENCE, WEST, a distance of 50.00 Feet to a point;

THENCE, SOUTH 00° 04’ 34” WEST, a distance of 65.00 Feet to a 5/8 Inch iron rod found on the west right of way line of Bartlett Road (60 Feet wide) at the most southerly northeast corner and POINT OF BEGINNING of this tract;

THENCE, **SOUTH 00° 04’ 34” WEST**, with said west right of way line, a distance of **488.28 Feet** to a 5/8 Inch iron rod found at the southeast corner of this tract;

THENCE, **NORTH 89° 54’ 26” WEST**, with the north line of a tract recorded in the name of Victor C. Knopp and Anna M. Knopp in Volume 817, Page 873 of the R.P.R.W.C.T., a distance of **210.00 Feet** to a 5/8 Inch iron rod found at the southwest corner of this tract;

THENCE, **NORTH 00° 04’ 34” EAST**, with the east line of a tract recorded in the name of Bryan Sanford in Volume 1377, Page 554 of the R.P.R.W.C.T., a distance of **502.94 Feet** to a 1/2 Inch iron rod found on the south right of way line of Morton Road (60 Feet wide at the northwest corner of this tract (from which an iron rod found bears West, a distance of 445.28 Feet);

THENCE, **EAST**, with said south right of way line, a distance of **195.00 Feet** to a 5/8 Inch iron rod at the most northerly northeast corner of this tract;

THENCE, **SOUTH 44° 58’ 03” EAST**, a distance of **21.20 Feet** to the POINT OF BEGINNING and containing 2.4229 Acres of land.

(See attached drawing)



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