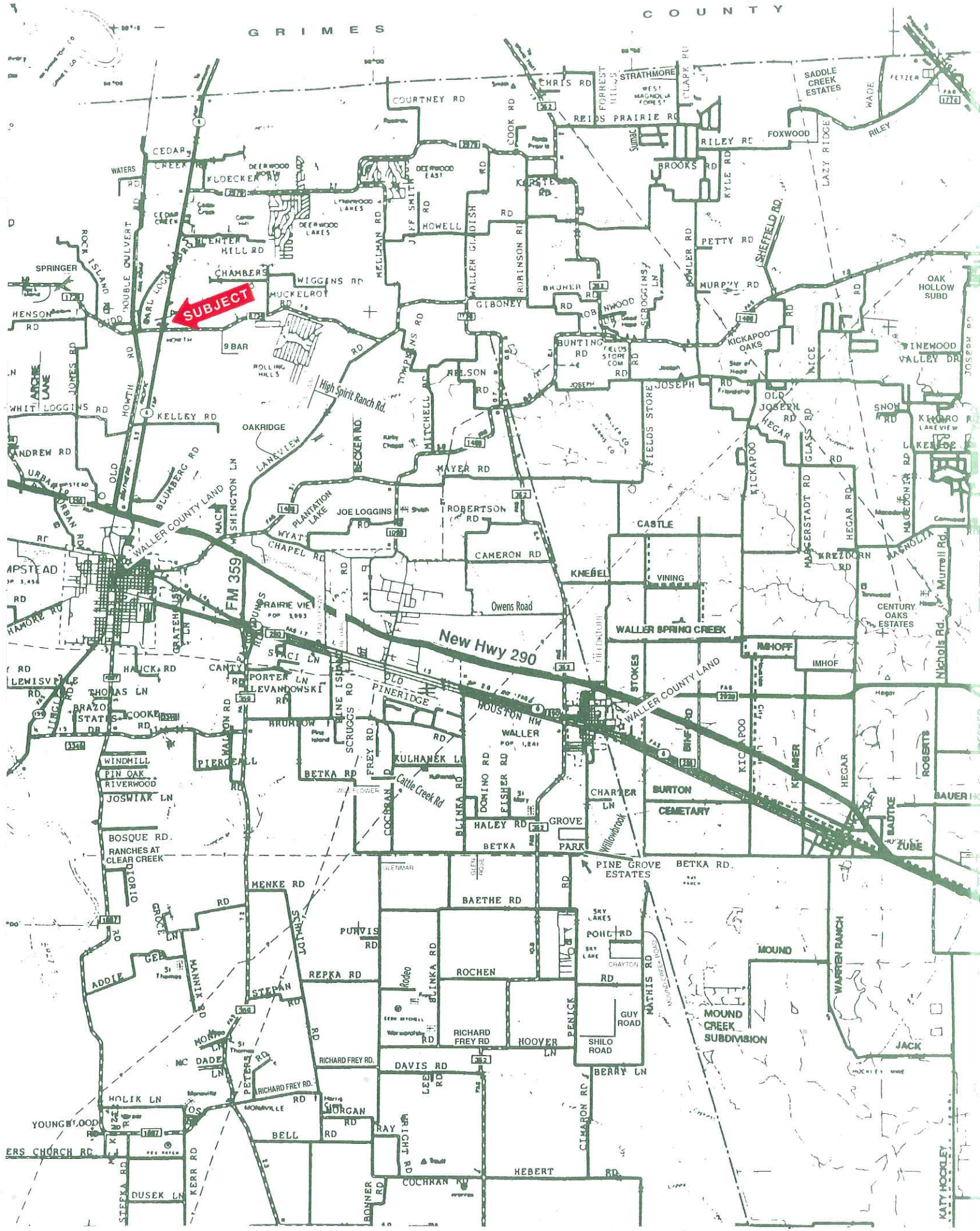


GRIMES

COUNTY







BEING THE REMAINDER OF THAT CERTAIN 1.0 ACRE TRACT
OF LAND IN THE MCLIN BRACEY SURVEY, ABSTRACT NO. 15
WALLER COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)



STATE OF TEXAS
REGISTERED
★
TERRANCE MISH
4981
COMMISSION EXPIRES 12/31/2019
LAND SURVEYOR



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STATE OF TEXAS

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COUNTY OF WALLER

A TRACT OR PARCEL OF LAND CONTAINING 0.4436 ACRE (19,326 SQUARE FEET) SITUATED IN THE McLIN BRACEY SURVEY, ABSTRACT No. 15 BEING A COMBINATION OF THE REMAINDER OF THAT SAME CALLED 1.0 ACRE TRACT CONVEYED TO THOMAS YBARRA, RECORDED IN VOLUME 171, PAGE 437, DEED RECORDS WALLER COUNTY, TEXAS (D.R.W.C.T.) & A 0.0534 ACRE TRACT CONVEYED TO THOMAS YBARRA, RECORDED IN VOLUME 1272, PAGE 283 D.R.W.C.T. & AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 343, PG. 657 D.R.W.C.T.)

BEGINNING at a found Texas Department of Transportation concrete monument at the intersection of the north right-of-way (R.O.W.) line of F.M. 1736 Road and the east R.O.W. line of State Highway No. 6 for the Upper Southwest corner of herein described tract;

THENCE, NORTH 07°40'35" EAST, 232.75 Feet, along the common east R.O.W. line of said State Highway No. 6 and the West line of herein described tract, to a point for the common Northwest corner of herein described tract and an exterior corner of a called 138.56 Acre tract conveyed to Alfred C. Glassell, III, recorded in Volume 1280, Page 467, D.R.W.C.T., from which a found capped iron rod Bears North 68°17'03" West, 0.73 Feet;

THENCE, SOUTH 81°30'11" EAST, 77.00 Feet, departing the east R.O.W. line of said State Highway No. 6 and along the common North line of herein described tract and a south line of said called 138.56 Acre tract conveyed to Alfred C. Glassell, III, to a found 2 1/2" iron pipe for the common Northeast corner of herein described tract and an interior corner of said called 138.56 Acre tract conveyed to Alfred C. Glassell, III;

THENCE, SOUTH 07°59'49" WEST, 255.74 Feet along the common East line of herein described tract and a west line of said called 138.56 Acre tract conveyed to Alfred C. Glassell, III, passing at 213.90 Feet a found 2 1/2" iron pipe at the southwest corner of said called 138.56 Acre tract conveyed to Alfred C. Glassell, III and continuing to a point in the north R.O.W. line of said F.M. 1736 Road for the on Southeast corner of herein described tract;

THENCE, SOUTH 86°46'32" WEST, 36.20 Feet (called South 87°27'35" West, 37.88 Feet), along the common South line of herein described tract and the north R.O.W. line of said F.M. 1736 Road to a point at the Lower Southwest corner of the herein described tract;

THENCE, NORTH 44°37'00" WEST, 50.58 Feet (called North 44°03'16" West), along the common South line of herein described tract and the north R.O.W. line of said F.M. 1736 Road to the POINT OF BEGINNING containing 0.4436 Acre (19,326 square feet) of land.



TERRANCE MISH
Professional Land Surveyor, No. 4981
Job No. 14-11996
February 9, 2015

