

STATE OF TEXAS §

COUNTY OF WALLER §

A **METES & BOUNDS** description of a 2.35 acre tract of land in the H. & T. C. Railroad Company Survey Section 123, Abstract 202, Waller County, Texas, and the W. I. Williamson Survey, Abstract 396, Waller County, Texas, being out of and a part of a portion of the residue of that certain called 482.21 acre tract recorded under County Clerk's File Number 2216140, Official Public Records, Waller County, Texas, and a portion of a 30-foot wide strip for Bartlett Road as shown on map or plat of Cane Island Detention Ponds T and U recorded under County Clerk's File Number 2213053, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a $\frac{3}{4}$ inch iron pipe found in concrete for the southeast corner of said H. & T. C. Railroad Company Survey Section 123, Abstract 202, and the southeast corner of said called 482.21 acre tract, same being the southwest corner of said W. I. Williamson Survey, Abstract 396, the northwest corner of the adjoining H. & T. C. Railroad Company Survey Section 125, Abstract 203, and the northeast corner of the adjoining T. S. Reese Survey, Abstract 334, being the northeast corner of an adjoining called 454 acre tract recorded in Volume 0553, Page 96, Official Records, Waller County, Texas, for the lower southeast corner and **Place of Beginning** of the herein described tract, from which point a $\frac{5}{8}$ inch iron rod found for the southwest corner of said called 482.21 acre tract bears South 87 degrees 54 minutes 48 seconds West, 5,298.21 feet;

Thence South 87 degrees 54 minutes 48 seconds West along the south line of said called 482.21 acre tract and said H. & T. C. Railroad Company Survey Section 123, Abstract 202, being the north line of said adjoining called 454 acre tract and said adjoining T. S. Reese Survey, Abstract 334, 25.38 feet to a point for the southwest corner of the herein described tract;

Thence North 02 degrees 09 minutes 23 seconds West establishing the west line of the herein described tract, as locate in Bartlett Road, 1,866.84 feet to a point for the northwest corner of the herein described tract;

Thence North 88 degrees 01 minute 59 seconds East establishing the north line of the herein described tract, at 27.24 feet pass a $\frac{1}{2}$ inch iron rod found in the east line of said called 482.21 acre tract and said H. & T. C. Railroad Company Survey Section 123, Abstract 202, being the west line of said adjoining W. I. Williamson Survey, Abstract 396, for the southwest corner of an adjoining called 10.2190 acre tract, and continuing for a total distance of 57.16 feet to a point for the northeast corner of the herein described tract, being the northwest corner of the adjoining Reserve "U" of said Cane Island Detention Ponds T and U, ;

Thence South 02 degrees 06 minutes 07 seconds East along the east line of the herein described tract, being the east line of said 30-foot wide strip for Bartlett Road, same being the west line of said adjoining Restricted Reserve "U" and the west line of the adjoining Restricted Reserve "T", 1,783.40 feet to a point for the upper southeast corner of the herein described tract;

Thence South 87 degrees 54 minutes 11 seconds West crossing Bartlett Road, 30.00 feet to a point for a reentry corner to the herein described tract, being in the east line of said called 482.21 acre tract and said H. & T. C. Railroad Company Survey Section 123, Abstract 202, being the west line of said W. I. Williamson Survey, Abstract 396;

2.35 Acres

Bartlett Road

Thence South 02 degrees 06 minutes 07 seconds East along the west line of said W. I. Williamson Survey, Abstract 396, same being the east line of said H. & T. C. Railroad Company Survey Section 123, Abstract 202, and said called 482.21 acre tract, as located in Bartlett Road, 83.32 feet to the **Place of Beginning** and containing 2.35 acres of land, more or less.

For reference and further description see Drawing No. 20273 prepared by the undersigned on same date.

July 19, 2024

Job Number 18009-0900-24

Quiddity Engineering, LLC
2322 W Grand Parkway North, Suite 150
Katy, TX 77449
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046100




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@quiddity.com

K:\17281\17281-0001-00 General Consultation & Entitlement Suppo\1 Surveying Phase\CAD Files\Working Dwg\17281 ALL\BARTLETT RD ABANDONMENT.dwg Aug 23, 2024 - 9:49am PED



NORTH
SCALE: 1" = 300'

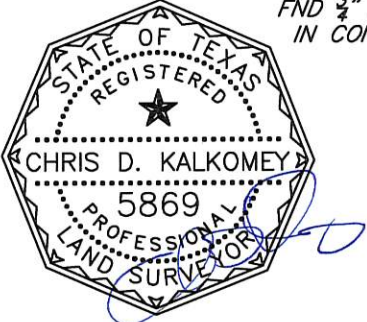
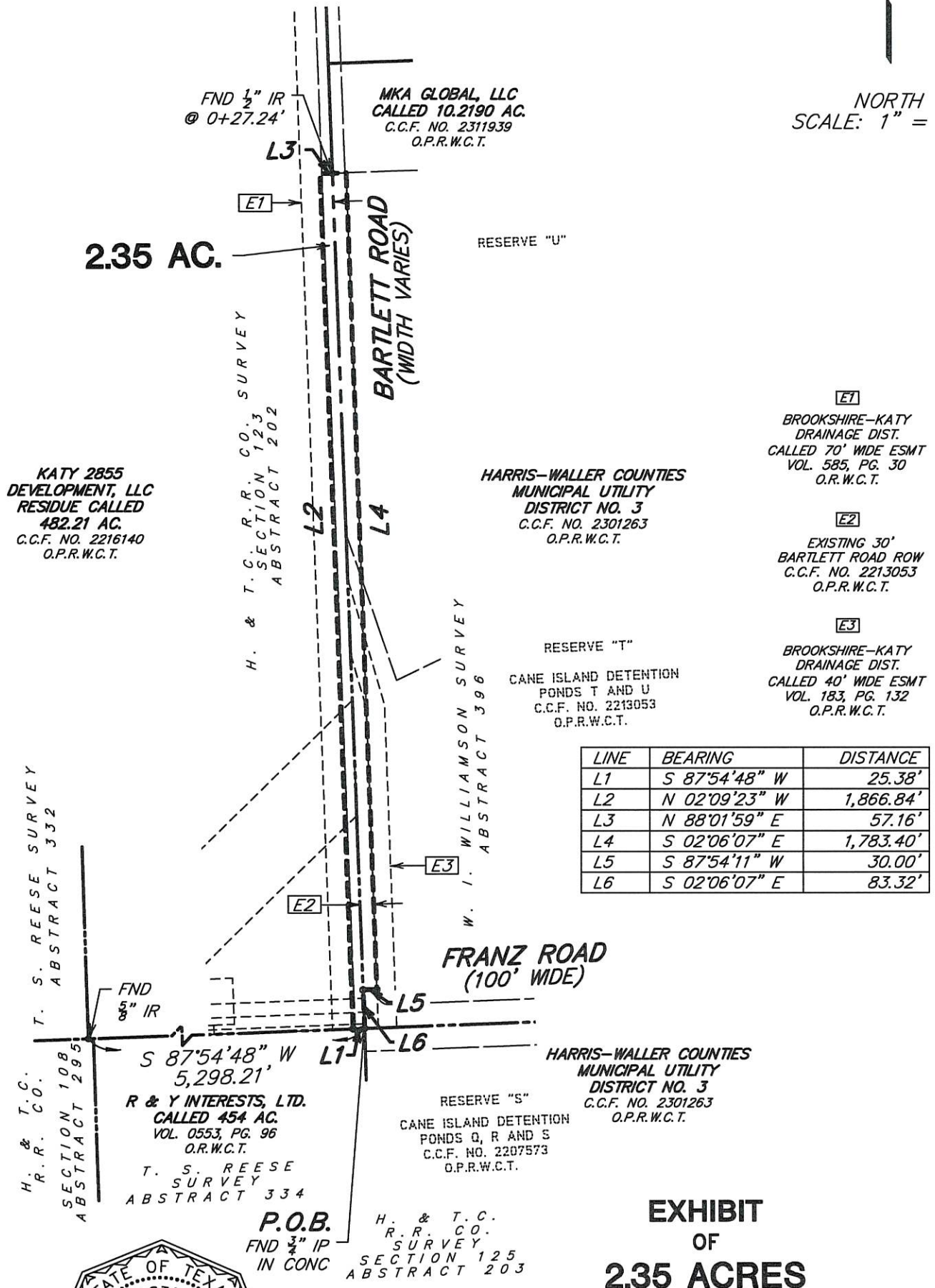


EXHIBIT
OF
2.35 ACRES
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY
SECTION 123, A-202
W. I. WILLIAMSON SURVEY, A-396
WALLER COUNTY, TEXAS
JULY 2024

GENERAL NOTES:

- Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- For reference and further description, see metes and bounds description, job number 18009-0900-24, prepared by Quiddity on same date.



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
2322 W Grand Parkway N, Suite 150 • Katy, TX 77449 • 281.342.2033