



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

METES AND BOUNDS DESCRIPTION
HARRIS-WALLER MUNICIPAL UTILITY DISTRICT NO. 13
254.416 ACRES
IN THE JESSE DENSON SURVEY, ABSTRACT NUMBER 23
WALLER COUNTY, TEXAS

BEING a 254.416 acre tract of land situated in the Jesse Denson Survey, Abstract Number 23, Waller County, Texas, being a portion of that same called 431.438 acre tract described in instrument to Aqu Hockley Project, LLC (Aqu tract), recorded under Clerk's File Number RP-2023-69973, of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 254.416 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the southerly line of that certain called 151.68 acre tract described in instrument to The Ann Staacke Rivers Family Limited Partnership, recorded in Volume 633, Page 310, D.R.W.C.T., for the common northerly corner of said Aqu tract and that certain called 194.50 acre tract described as "Tract 3" in instrument to Raymond Phillips, recorded under Instrument Number 1608929, of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), being the northwesterly corner of the herein described 254.416 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,970,068.42, E: 2,958,880.90**, Texas South Central Zone, (4204), grid measurements;

THENCE North 87°51'44" East, with the common line between said Aqu tract and said 151.68 acre tract, at a distance of 1792.76 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the westerly margin of Margerstadt Road, in all, a total distance of 1822.76 feet, to a calculated point in the approximate centerline of said Margerstadt Road, for the common easterly corner of said Aqu tract and said 151.68 acre tract, being the northeasterly corner of the herein described 254.416 acre tract;

THENCE with the approximate centerline of said Margerstadt Road, the easterly line of said Aqu tract, the following eleven (11) courses and distances:

1. South 02°22'50" East, 8.19 feet, to calculated point for corner;
2. South 02°18'03" East, 620.89 feet, to calculated point for corner;
3. South 02°29'54" East, 649.75 feet, to calculated point for corner;
4. South 02°32'58" East, 676.66 feet, to calculated point for corner;
5. South 02°27'19" East, 613.56 feet, to calculated point for corner;
6. South 02°19'38" East, 715.24 feet, to calculated point for corner;
7. South 02°33'02" East, 625.36 feet, to calculated point for corner;
8. South 02°27'29" East, 640.15 feet, to calculated point for corner;
9. South 02°22'01" East, 621.65 feet, to calculated point for corner;
10. South 02°25'57" East, 570.04 feet, to calculated point for corner;
11. South 02°32'21" East, 551.26 feet, to calculated point for the common easterly corner of said Aqu tract and that certain called 26.23 acre tract described in instrument to Neal C. Deshazo, III, recorded in Volume 540, Page 432, O.P.R.W.C.T., being the southeasterly corner of the herein described 254.416 acre tract;

THENCE South 87°59'48" West, with the common line between said Aqu tract and said 26.23 acre tract, at a distance of 42.22 feet, pass a fence corner post found for reference in the westerly margin of said Margerstadt Road, in all, a total distance of 832.31 feet, to a calculated point in the approximate centerline of Spring Creek, for the southerly southwest corner of the herein described 254.416 acre tract, from which a 1/2 inch iron rod found for reference, bears South 87°59'48" West, 196.29 feet;

THENCE with the approximate centerline of said Spring Creek, severing, over and across said Aqu tract, the following thirty-five (35) courses and distances:

1. North 07°28'13" East, 31.92 feet, to a calculated point for corner;
2. North 11°52'13" West, 160.43 feet, to a calculated point for corner;
3. North 11°25'27" West, 196.90 feet, to a calculated point for corner;
4. North 09°52'36" East, 97.88 feet, to a calculated point for corner;
5. North 09°56'46" East, 72.21 feet, to a calculated point for corner;
6. North 31°52'11" East, 165.98 feet, to a calculated point for corner;
7. North 54°03'44" East, 117.82 feet, to a calculated point for corner;
8. North 54°03'43" East, 81.08 feet, to a calculated point for corner;
9. North 08°15'10" East, 195.67 feet, to a calculated point for corner;
10. North 08°13'21" East, 88.89 feet, to a calculated point for corner;
11. North 48°15'44" West, 112.88 feet, to a calculated point for corner;
12. North 39°04'43" West, 181.63 feet, to a calculated point for corner;
13. North 31°04'35" West, 196.15 feet, to a calculated point for corner;
14. North 43°50'00" West, 164.97 feet, to a calculated point for corner;
15. North 47°48'43" West, 90.72 feet, to a calculated point for corner;
16. North 47°48'43" West, 89.45 feet, to a calculated point for corner;
17. North 42°49'43" West, 387.24 feet, to a calculated point for corner;
18. North 55°04'18" West, 275.96 feet, to a calculated point for corner;
19. North 57°56'11" West, 312.70 feet, to a calculated point for corner;
20. North 79°35'37" West, 226.98 feet, to a calculated point for corner;
21. North 67°27'25" West, 200.85 feet, to a calculated point for corner;
22. North 32°13'10" West, 169.87 feet, to a calculated point for corner;
23. North 32°11'03" West, 113.93 feet, to a calculated point for corner;
24. North 01°34'49" West, 73.63 feet, to a calculated point for corner;
25. North 01°34'48" West, 71.01 feet, to a calculated point for corner;
26. North 20°21'54" West, 44.37 feet, to a calculated point for corner;
27. North 20°21'54" West, 44.60 feet, to a calculated point for corner;
28. North 00°01'55" East, 54.34 feet, to a calculated point for corner;
29. North 00°01'55" East, 119.19 feet, to a calculated point for corner;
30. North 16°25'57" West, 188.09 feet, to a calculated point for corner;
31. North 41°38'31" West, 12.29 feet, to a calculated point for corner;
32. North 41°45'56" West, 129.24 feet, to a calculated point for corner;
33. North 63°12'25" West, 108.08 feet, to a calculated point for corner;
34. North 63°23'10" West, 23.72 feet, to a calculated point for corner;
35. North 69°13'11" West, 17.46 feet, to a calculated point for corner in the common line between said Aqu tract and that certain called 61.217 acre tract, described in instrument to Keith T. Grimm and Sherri K. Grimm, recorded in Volume 1226, Page 695, O.P.R.W.C.T., being the westerly southwest corner of the herein described 254.416 acre tract, from which a 1/2 inch iron rod found for reference, bears South 00°17'22" East, 21.13 feet;

THENCE with the common line between said Aqu tract and said 61.217 acre tract, the following two (2) courses and distances:

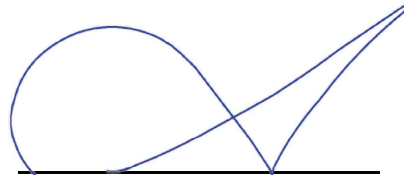
1. North 00°17'22" West, 26.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 07°00'43" West, 110.28 feet, to a 1 inch iron pipe found for the common corner of said Aqu tract, said 61.217 acre tract, and said 194.50 acre tract, being an angle point in the westerly line of the herein described 254.416 acre tract;

THENCE North 14°17'40" East, 2766.18 feet, with the common line between said Aqu tract and said 194.50 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 254.416 acres of land within this Field Note Description.

This Description has been in connection with the district boundary map prepared from a survey performed on the ground on December 28, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 29872.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone, U.S. Survey Feet.

September 11, 2024
Date



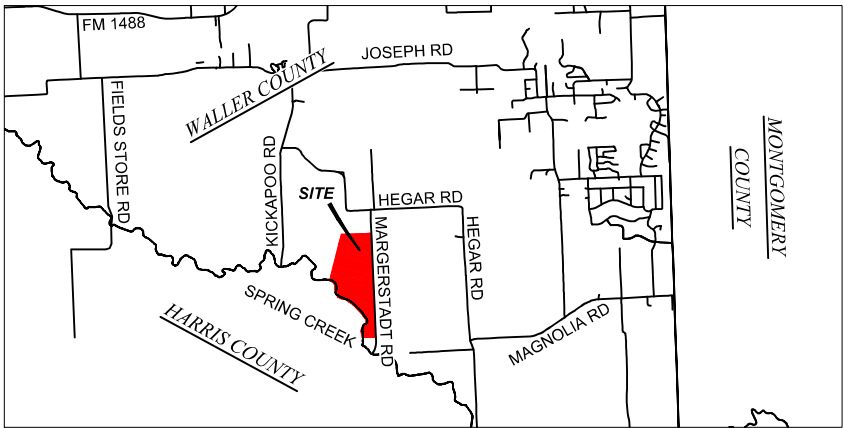
Thomas A. McIntyre
R.P.L.S. No. 6921



SCALE: 1" = 600'

SYMBOL LEGEND

- EDGE OF ASPHALT
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



JESSE DENSON SURVEY
ABSTRACT NO. 23

THE ANN STAAKE RIVERS
FAMILY LIMITED PARTNERSHIP
CALLED 151.68 ACRES
VOL. 633, PG. 310
D.R.W.C.T.

POB
FND 5/8" I.R.
N:13970068.42
E:2958880.90

RAYMOND PHILLIPS
"TRACT 3"
CALLED 194.50 ACRES
INSTRUMENT NO. 1608929
O.P.R.W.C.T.

254.416 ACRES

PORTION OF
AQU HOCKLEY PROJECT, LLC
CALLED 431.438 ACRES
C.F. NO. RP-2023-69973
O.P.R.R.P.H.C.T.

KEITH T. GRIMM AND
SHERRI K. GRIMM
CALLED 61.217 ACRES
VOL. 1226, PG. 695
O.P.R.W.C.T.

REMAINDER OF
AQU HOCKLEY PROJECT, LLC
CALLED 431.438 ACRES
C.F. NO. RP-2023-69973
O.P.R.R.P.H.C.T.

NEAL C. DESHAZO, III
CALLED 26.23 ACRES
VOL. 540, PG. 432
O.P.R.W.C.T.

LINE	BEARING	DISTANCE
L1	S 02°22'50" E	8.19'
L2	S 02°18'03" E	620.89'
L3	S 02°29'54" E	649.75'
L4	S 02°32'58" E	676.66'
L5	S 02°27'19" E	613.56'
L6	S 02°19'38" E	715.24'
L7	S 02°33'02" E	625.36'
L8	S 02°27'29" E	640.15'
L9	S 02°22'01" E	621.65'
L10	S 02°25'57" E	570.04'
L11	S 02°32'21" E	551.26'
L12	S 87°59'48" W	832.31'
L13	S 87°59'48" W	196.29'
L14	N 07°28'13" E	31.92'
L15	N 11°52'13" W	160.43'
L16	N 11°25'27" W	196.90'
L17	N 09°52'36" E	97.88'
L18	N 09°56'46" E	72.21'
L19	N 31°52'11" E	165.98'
L20	N 54°03'44" E	117.82'
L21	N 54°03'43" E	81.08'
L22	N 08°15'10" E	195.67'
L23	N 08°13'21" E	88.89'
L24	N 48°15'44" W	112.88'
L25	N 39°04'43" W	181.63'
L26	N 31°04'35" W	196.15'
L27	N 43°50'00" W	164.97'
L28	N 47°48'43" W	90.72'
L29	N 47°48'43" W	89.45'
L30	N 42°49'43" W	387.24'
L31	N 55°04'18" W	275.96'
L32	N 57°56'11" W	312.70'
L33	N 79°35'37" W	226.98'
L34	N 67°27'25" W	200.85'
L35	N 32°13'10" W	169.87'
L36	N 32°11'03" W	113.93'
L37	N 01°34'49" W	73.63'
L38	N 01°34'48" W	71.01'
L39	N 20°21'54" W	44.37'
L40	N 20°21'54" W	44.60'
L41	N 00°01'55" E	54.34'
L42	N 00°01'55" E	119.19'
L43	N 16°25'57" W	188.09'
L44	N 41°38'31" W	12.29'
L45	N 41°45'56" W	129.24'
L46	N 63°12'25" W	108.08'
L47	N 63°23'10" W	23.72'
L48	N 69°13'11" W	17.46'
L49	S 00°17'22" E	21.13'
L50	N 00°17'22" W	26.27'
L51	N 07°00'43" W	110.28'

DISTRICT BOUNDARY MAP OF HARRIS-WALLER
COUNTY MUNICIPAL UTILITY DISTRICT NO. 13

BEING A 254.416 ACRE TRACT OF LAND SITUATED IN THE JESSE DENSON SURVEY, ABSTRACT NUMBER 23, WALLER COUNTY, TEXAS, BEING A PORTION OF THAT SAME CALLED 431.438 ACRE TRACT DESCRIBED IN INSTRUMENT TO AQU HOCKLEY PROJECT, LLC (AQU TRACT), RECORDED UNDER CLERK'S FILE NUMBER RP-2023-69973, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.), SAID 254.416 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT 29872 WALLER MUD
DATE 09-11-2024

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ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

THIS EXHIBIT WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

