1618.08'

50'

2334.43

ADDIE LEE ROAD

JUSTO LIENDO FIVE LEAGUE GRANT, A-41

133.313 ACRES
(5,809,733 SQ. FT.)

GORDON A. MAGDALENA and wife
REBECCA S. MAGDALENA
Vol. 481, Pg. 8841 R.C.D.R.

80 +/- acres

1534.97'

1459.74'

1655.69'

105.66

2335.81

Note:
Entire 133.3 acres
for sale or 80 acres
only

DESCRIPTION OF A 133.313-ACRE TRACT
OF LAND OUT OF THE JUSTO LIENDO FIVE
LEAGUE GRANT, A-41, WALLER COUNTY, TEXAS

Being a 133.313-acre (5,809,733 square feet) tract of land situated in the Justo Liendo Five League Grant, A-41, Waller County, Texas, being out of that tract of land conveyed to Gordon A. Magdalena and wife, Rebecca S. Magdalena as recorded in Volume 481, Page 884 of the Waller County Deed Records and being more particularly described by metes and bounds as follows with the basis of bearings being the Texas Coordinate System, South Central Zone:

BEGINNING at a 1/2-inch iron rod found in the westerly right-of-way line of Addie Lee Road (width varies) for the northeasterly corner of a 15.813-acre tract of land conveyed to Stanley E. Dale as recorded in Volume 555, Page 837 of the Waller County Deed Records and for the southeasterly corner of this tract;

THENCE North 11° 06' 34" West, a distance of 1,534.97 feet (called North 11° West - 1,541.33 feet) with the westerly right-of-way line of said Addie Lee Road to a 1/2-inch iron rod with cap stamped "Nelson Eng. Houston, Tx." set for the northeasterly corner of this tract;

THENCE North 89° 31' 31" West, a distance of 1,655.69 feet (called North 84° West - 1,726.56 feet) with the southerly right-of-way line of said Addie Lee Road to a 1-1/2-inch iron pipe found for corner of this tract;

THENCE South 11° 06' 00" East, a distance of 50.00 feet (called South 10° East - 50.00 feet) with the westerly line of a 180.457-acre tract of land recorded in Volume 323, Page 351 of the Waller County Deed Records to a 1/2-inch iron rod with cap stamped "Nelson Eng. Houston, Tx." set for corner of this tract;

THENCE North 89° 05' 45" East, a distance of 2,334.43 feet (called North 84° East - 2,341.22 feet) with the southerly line of said 180.457-acre tract to a 1/2-inch iron rod with cap stamped "Nelson Eng. Houston, Tx." set for the northeasterly corner of this tract;

THENCE South 11° 40' 00" East, a distance of 1,459.74 feet (called South 10° East - 1,456.33 feet) with the westerly line of a 48-acre tract of land conveyed to Zima Lee Road Ltd. as recorded in Volume 131, Page 353 of the Waller County Deed Records to a 1-1/2-inch iron pipe found for the southeasterly corner of this tract; from which a 1-1/2-inch iron pipe found bears South 01° 06' West, a distance of 0.14 feet;

THENCE South 89° 05' 04" West, a distance of 2,335.81 feet (called South 84° West - 2,365.33 feet) with the northerly line of a 100-acre tract of land conveyed to Willard Bond Elkins as recorded in Volume 168, Page 446 of the Waller County Deed Records to a 1/2-inch iron rod found for corner of this tract;

THENCE North 13° 22' 13" West, a distance of 105.66 feet (called North 11° West - 105.66 feet) with the westerly line of said 15.813-acre tract to a 1/2-inch iron rod found for corner of this tract;

THENCE South 78° 15' 04" West, a distance of 1,155.15 feet (called South 80° West - 1,155.65 feet) with the northerly line of said 15.813-acre tract to the POINT OF BEGINNING and containing 133.313 acres (5,809,733 square feet) of land.

WEISSER Engineering Co.