



METES AND BOUNDS DESCRIPTION OF 1.9961 ACRES – ANDREW HUMES

A TRACT OR PARCEL OF LAND CONTAINING 1.9961 ACRES OUT OF THE SOUTHWESTERLY PORTION OF A CERTAIN THOMAS MCMINN, ET UX DIANNE MCMINN SO CALLED 413.033 ACRE TRACT AS DESCRIBED IN INSTRUMENT DATED MAY 12, 1994 RECORDED IN VOLUME 494, PAGE 720 OF THE DEED RECORDS OF WALLER COUNTY IN THE B. B. B. AND C. RAILROAD COMPANY SURVEY ~~SECT. 7, ABST. 8~~ IN WALLER COUNTY, TEXAS, SAID 1.9961 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a ½ inch iron rod found at the upper Southwest corner of said 413.033 acre tract as described in instrument in Volume 494, Page 720 of the Deed Records of Waller County in the Southeast right-of-way line of Laneview Road (60 ft. right-of-way);

THENCE South 89 degrees 29 minutes 24 seconds East (basis for bearings) and with the South boundary as fenced of the South line of said 413.033 acre tract as described in instrument in Volume 494, Page 720 of the Deed Records of Waller County a distance of 541.33 ft. to a 3/8 inch iron rod set marking the Southeast corner of the herein described 1.9961 acre tract and marking the lower Southwesterly corner of the remainder of said 413.033 acre tract;

THENCE North 00 degrees 30 minutes 36 second East perpendicular to the aforementioned line and crossing into said McMinn Tract a distance of 188.66 ft. to a 3/8 inch iron rod set marking the Northeast corner of the herein described tract and marking a re-entrant corner of said remainder tract;

THENCE North 89 degrees 29 minutes 24 seconds West parallel to the South boundary of said 413.033 acre tract a distance of 390.40 ft. to a 3/8 inch iron rod set marking the Northwest corner of the herein described tract in the Southeasterly right-of-way line of said Laneview Road;

THENCE South 40 degrees 58 minutes 27 seconds West with a fence line and the fenced Southeast right-of-way line of said road a distance of 247.98 ft. to the PLACE OF BEGINNING and containing 1.9961 acres of land and being known as 24862 Laneview Road, Hempstead, Texas 77445.