

ROBERT McCAY SURVEYING INC.

Firm Registration #10078800

Robert McCay, R.P.L.S
Office: 979-826-0222

METES AND BOUNDS
2.32 ACRES
LOT 9A

P.O. Box 1506
Waller, Texas 77484-1506

ROBINWOOD ESTATES (UNRECORDED)
JOHN REESE SURVEY A-242
WALLER COUNTY, TEXAS

BEING a 2.32 acre tract of land Lot 9A situated in the John Reese Survey A-242, Waller County, Texas, and being part of a call 4.758 acre tract of land designated as Tract 9 by deed dated July 18, 1972, recorded in Volume 251, Page 716, Deed Records Waller County, Texas, save and except the east 10 feet across the east end of the said 4.758 acre tract of land, said 4.758 acre tract of land being part of Robinwood Estates, an unrecorded subdivision of a call 128.275 acre tract of land (apparent resurvey 127.234 acres) described by deed dated June 15, 1971, recorded in Volume 227, Page 624, Deed Records Waller County, Texas, said 2.32 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/2 inch diameter steel fence corner post found in the north line of Robinwood Drive, the apparent southeast corner of the east ½ of Lot 10, Robinwood Estates, the southwest corner of Tract 9, Robinwood Estates, for the POINT OF BEGINNING and southwest corner of the herein described tract, from which a found 5/8 inch iron rod bears North 89 degrees 18 minutes 08 seconds West, a distance of 291.01 feet;

THENCE North 00 degrees 03 minutes 22 seconds West, along the apparent east line of the east ½ of Lot 10, a distance of 501.11 feet to a 10 inch diameter old cedar fence corner post approximately 0.25 feet south of the apparent south line of a call 7.0000 acre tract of land described by deed dated 4-29, 2020, recorded in Instrument Number 2003746, Official Public Records Waller County, Texas, the apparent northeast corner of the east ½ of Lot 10, the northwest corner of Tract 9, for the northwest corner of the herein described tract;

THENCE North 89 degrees 22 minutes 11 seconds East, along a portion of the north line of the call 4.758 acre tract of land Tract 9, a distance of 200.91 feet to a ½ inch iron rod set with a plastic identification cap, approximately 0.44 feet north of the south line of the call 7.0000 acre tract of land for the northwest corner of another 2.32 acre tract of land Lot 9B surveyed by me this day but not yet recorded, for the northeast corner of the herein described tract;

THENCE South 00 degrees 01 minutes 41 seconds East, a distance of 505.77 feet to a ½ inch iron rod set with a plastic identification cap in the north line of Robinwood Drive for the southwest corner of Lot 9B for the southeast corner of the herein described tract;

THENCE North 89 degrees 18 minutes 08 seconds West, along the north line of Robinwood Drive, a distance of 200.67 feet to the POINT OF BEGINNING, containing within these metes and bounds a 2.32 acre tract of land Lot 9A as surveyed by Robert McCay RPLS 4509, September 27, 2020. Note bearings based on the east line of Tract 9, bearing being South.



Robert McCay RPLS 4509
Job No. 1101-704A

