

TRACT D  
METES AND BOUNDS DESCRIPTION

0.132 ACRE

LOCATED IN THE  
SAMUEL C. HADY LEAGUE, A-31  
WALLER COUNTY, TEXAS

(AVENUE J AND 1ST STREET ABONDONMENT)

Being a tract or parcel of land containing 0.132 acre located in the Samuel C. Hady League, A-31, Waller County, Texas, and the town of Pattison, Texas, being a portion of Avenue J, and 1st Street of the town of Pattison as platted and recorded in Volume 9, Page 161, of the Waller County Deed Records, said 0.132 acre being more particularly described by metes and bounds as follows:

COMMENCING at a  $\frac{1}{2}$ -inch galvanized iron pipe found marking the intersection of the southeasterly right-of-way (R-O-W) line of Avenue F (60.00 feet wide) as recorded by plat of the aforementioned town of Pattison, with the southwesterly R-O-W line of F.M. 359 (80.00 feet wide) as recorded in Volume 104, Page 69 of the Waller County Deed Records, said pipe marking the most northerly corner of Koen Electric Co.;

THENCE S 58°08' E, along the southwesterly R-O-W line of said F.M. 359, at 94.35 feet passing a found  $\frac{1}{2}$ -inch iron pipe, and continuing, in all, a total distance of 280.00 feet to a point on the southeasterly R-O-W line of Avenue G (60.00 feet wide), as recorded by plat of the aforementioned town of Pattison;

THENCE N 31°52' E, along the southeasterly R-O-W line of said Avenue G, at 80.00 feet passing the north R-O-W line of said F.M. 359 and continuing in all, a total distance of 270.00 feet to a point on the southwesterly R-O-W line of 1st Street (60.00 feet wide) as recorded by plat of the aforementioned town of Pattison;

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THENCE S 58°08' E, along the southwesterly R-O-W line of said 1st Street, at 560.00 feet passing the most northerly corner of Block 18 of the said town of Pattison, same being on the southeasterly R-O-W line of Avenue I (60.00 feet wide), and continuing, in all, a total distance of 612.24 feet to a 5/8-inch iron rod set for the POINT OF BEGINNING;

THENCE N 31°52' E, parallel to the southeasterly R-O-W line of said Avenue I, 5.84 feet to a 5/8-inch iron rod set for corner, in a fence line;

THENCE along a fence line, THE FOLLOWING:

S 61°04'37" E, 38.03 feet,

S 68°55'32" E, 36.96 feet, and

S 71°33'02" E, 157.77 feet to a

point for corner in the southeasterly R-O-W line of Avenue J;

THENCE S 31°52' W, along said southeasterly R-O-W line, 51.33 feet to a point for corner at the intersection of the southwesterly R-O-W line of 1st Street extended with said southeasterly R-O-W line of Avenue J;

THENCE N 58°08' W, along the southwesterly R-O-W line of 1st Street extended, 227.76 feet to the POINT OF BEGINNING and containing 0.132 acre of land, more or less.

RHOADS ENGINEERING CORPORATION