



BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to Boudette County, by deed recorded in Instrument No. 170,3800, Official Public Records of Boudette County, Texas, and lying along the East line of Cochran Road (80 feet right-of-way), from which a 1/2 inch iron rod found bears South 40 degrees 16 minutes 03 seconds East, a distance of 0.35 feet for witness:

HENCE North 87 degrees 30 minutes 46 seconds East, along the South line of said Cerdas tract, a distance of 443.05 feet to a 5/8" inch iron rod found for corner, said corner being the Southwest corner of said Cerdas tract, and being the Southwest corner of that portion of land conveyed to Basilio Cerdas, by deed recorded in instrument No. 18038491, Official Public Records of Water County, Texas, from which a 1/2" inch iron rod found for corner, said corner being the Southwest corner of said Cerdas tract, a distance of 307.21 feet, at the Northwest corner of said Cerdas tract (18038491).

ENCE South 02 degrees 09 minutes East, along said West line of Ralston tract, a distance of 134.32 feet to a point for corner, said corner being the Northeast corner of the land owned by the State of Texas, from which a 5/8 inch iron rod found bears South 35 degrees 36 minutes 31 seconds East, a distance of 131 feet and 7 inches; and a 1/2 inch iron pipe found bears South 02 degrees 09 minutes 13 seconds East, a distance of 27.37 feet; at the Southeast corner of said tract of land there is also a 1/2 inch iron pipe, as before recorded in Volume 211, Page 025, last record of said County, Texas.

ENCE North 02 degrees 52 minutes 52 seconds West, along said East line of Cochran road, a distance of 191.18 feet to the POINT OF BEGINNING and containing 1,088.169 square feet or 24.52 acres of land.

SURVEYOR'S CERTIFICATE

[illegible]

Executed this 4th day of April, 2025

Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48473001937

[illegible][illegible]

|       |      |         |          |       |
|-------|------|---------|----------|-------|
| SCALE | DATE | JOB NO. | G.F. NO. | DRAWN |
|-------|------|---------|----------|-------|

*Charter Title*  
*Company*



Inventory of Subjects

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH  
CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY  
RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS  
CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 213, PAGE  
238-BLANKET IN NATURAL VOLUME 236, PAGE 252-BLANKET IN  
NATURAL VOLUME 414, PAGE 289

**METES AND BOUNDS**  
GEORGE A DENNETT SURVEY, ABSTRACT NO. 123  
WALLER COUNTY, TEXAS  
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