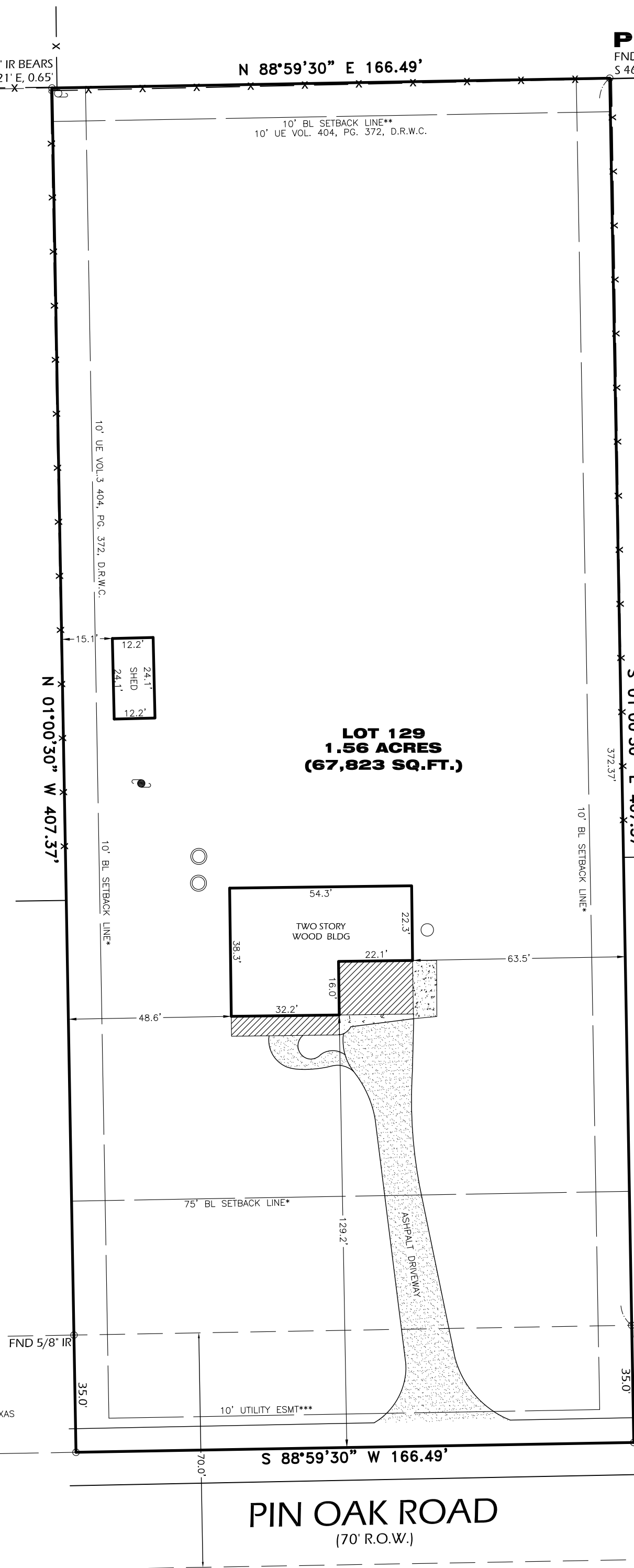


- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CIR - CAPPED IRON ROD
 - "STS" - STAMPED SOUTH TEXAS SURVEYING
 - WCCF - WALLER COUNTY CLERKS FILE
 - WCDCR - WALLER COUNTY DEED RECORDS
 - WCMR - WALLER COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - x- BARBED WIRE FENCE
 - o- CHAIN LINK FENCE
 - * CONCRETE
 - COVERED CONCRETE
 - POWER POLE
 - SERVICE POLE
 - SERVICE TANK
 - WATER TANK
- * - VOLUME 296, PAGE 553
DEED RECORDS OF WALLER COUNTY, TEXAS.
- ** - VOLUME 958 PAGE 499
DEED RECORDS OF WALLER COUNTY, TEXAS.
- *** - VOLUME 274 PAGE 264
DEED RECORDS OF WALLER COUNTY, TEXAS.

CALLED 1.56 ACRES
RIVERWOOD II
JIMMY MACKEN AND SPOUSE
CONSTANCE HENNESSY MACKEN



LEGAL DESCRIPTION

FIELD NOTES OF A 1.56 ACRE TRACT OF LAND, KNOWN AS TRACT 129 OF RIVERWOOD II, A SUBDIVISION OF 196.87 ACRES OF LAUD OUT OF THE JARED GROCE SURVEY, ABSTRACT NO. 30, WALLER COUNTY, TEXAS.

COMMENCING AT A 22-INCH DIAMETER OAK TREE AT THE NORTHEAST CORNER OF THE SAID JARED E. GROCE SURVEY, ABSTRACT NO. 30, THE NORTHWEST CORNER OF THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41 AND THE NORTHEAST CORNER OF A 494 ACRE TRACT DESCRIBED IN DEED OF SEPTEMBER 12, 1955 FROM F.L. CARPENTER, ET UX, TO A.L. CARPENTER AND M. L. CARPENTER AND RECORDED IN VOLUME 141, PAGE 455 OF THE WALLER COUNTY DEED RECORDS;

THENCE SOUTH 04 DEGREES 57 MINUTES 11 SECONDS EAST 331.46 FEET ALONG THE COMMON LINE BETWEEN THE SAID GROCE SURVEY ABSTRACT NO. 30 AND THE SAID LIENDO SURVEY ABSTRACT NO. 41 TO A 5/8-INCH IRON ROD;

THENCE SOUTH 09 DEGREES 05 MINUTES 25 SECONDS EAST 481.1 FEET ALONG THE COMMON LINE BETWEEN THE SAID GROCE SURVEY ABSTRACT NO. 30 AND THE SAID LIENDO SURVEY ABSTRACT NO. 41;

THENCE SOUTH 88 DEGREES 59 MINUTES 30 SECONDS WEST 1388.36 FEET TO A POINT FOR THE POINT OF BEGINNING BEING THE NORTHEAST CORNER;

THENCE SOUTH 01 DEGREES 00 MINUTES 30 SECONDS EAST 407.37 FEET TO THE CENTER LINE OF A 70-FOOT WIDE ROAD EASEMENT BEING THE SOUTHEAST CORNER, PASSING AT 372.37 FEET A 5/8-INCH IRON ROD FOUND ON THE ROAD EASEMENT LINE;

THENCE SOUTH 88 DEGREES 59 MINUTES 30 SECONDS WEST 166.49 FEET ALONG THE SAID CENTER LINE OF ROAD TO THE SOUTHWEST CORNER;

THENCE NORTH 01 DEGREES 00 MINUTES 30 SECONDS WEST 407.37 FEET PASSING AT 35.00 FEET A 5/8-INCH IRON ROD FOUND ON THE ROAD EASEMENT LINE TO A POINT AT THE NORTHWEST CORNER FROM SAID POINT A FOUND 5/8 INCH IRON ROD BEARS SOUTH 58 DEGREES 21 MINUTES EAST, 0.65 FEET;

THENCE NORTH 88 DEGREES 59 MINUTES 30 SECONDS EAST 166.49 FEET TO THE POINT OF BEGINNING CONTAINING 1.56 ACRES OF LAND, MORE OR LESS.

- NOTES:**
1. BASIS OF BEARING ALONG THE CENTER OF PIN OAK ROAD BEING S 88°59'30" W.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 13-201827KL OF STEWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: JUNE 17, 2020.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 13-201827KL of STEWART TITLE GUARANTY COMPANY



Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SURVEY OF

A 1.56 ACRE TRACT OF LAND, KNOWN AS TRACT 129 OF RIVERWOOD II, A SUBDIVISION OF 196.87 ACRES OF LAUD OUT OF THE JARED GROCE SURVEY, ABSTRACT NO. 30, WALLER COUNTY, TEXAS.

ADDRESS: 129 PIN OAK LANE
PURCHASER: JAMES ANDREW VAZQUEZ
LENDER: CMG FINANCIAL MORTGAGE, INC.

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX: 281-556-9331
Firm Number: 10045400

COPYRIGHT 2020		K:\COMRES 2020\1068-20.DWG	
DRAWN BY: TN		DATE: 07-09-20	
CHECKED BY: FWL		SCALE: 1"=30'	
JOB NO.: 1068-20		SHEET 1 OF 1	

PROPERTY LIES WITHIN FLOOD ZONE X , ACCORDING TO F.I.R.M. MAP NO. 48473C 0150F, DATE 05-16-2019, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.