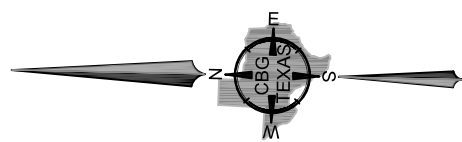


0 100 200 300



BRENT ROBERT RYSTROM AND SPOUSE, KIMBERLY ANNE RYSTROM
INST. # 2104175

REMAINDER OF ODIE E. DAVIS III TRACT 2
INST. # 1806337

KELLY LAWSON, A SINGLE PERSON
INST. # 1500526

WALLER COUNTY, WALLER-HARRIS EMERGENCY SERVICES DISTRICT # 200
INST. # 2111118

VACANT LOT
525,043 Sq. Feet
12.05 Acres

EQUITY TRUST COMPANY
VOL. 1183, PG. 793

POINT OF BEGINNING

A=415.24'
R=1249.00'
D=19°02'54"
B=N 09°30'20" W
C=413.33'
MELLMAN ROAD
80' R.O.W.

S 01°26'45" E 665.54'

N 72°14'49" E 1048.04'

N 86°15'34" E 948.69'

Mellman Road

Being a tract of land situated in the William Baird Survey, Abstract No. 10, Waller County, Texas, same being a portion of a tract of land conveyed to Odie E. Davis III, called tract 2, by deed recorded in Instrument No. 1806337, Official Public Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of a tract of land conveyed to Waller County, Waller-Harris Emergency Services District # 200, by deed recorded in Instrument No. 2111118, Official Public Records of Waller County, Texas, and being in the East line of Mellman Road (a 80 foot right-of-way);

THENCE North 72 degrees 14 minutes 49 seconds East, along the South line of said Waller County tract, a distance of 1048.04 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, and being in the South line of said Waller-Harris Emergency Services District tract, from which a 1 inch iron pipe found for witness bears North 72 degrees 14 minutes 49 seconds East, distance of 30.96 feet at the Southwest corner of that tract of land conveyed to Brent Robert Rystrom and spouse Kimberly Anne Rystrom by deed recorded in Instrument Number 2104175, Official Public Records of Waller County, Texas;

THENCE South 01 degree 26 minutes 45 seconds East, over and across said remainder tract, a distance of 665.54 feet to a 5/8 inch iron rod found stamped "Moyer" for corner, said corner being in the North line of a tract of land conveyed to Equity Trust Company, by deed recorded in Volume 1183, Page 793, Deed Records of Waller County, Texas;

THENCE South 86 degrees 15 minutes 34 seconds West, along the North line of said Equity Trust Company tract, a distance of 948.69 feet to a 5/8 inch iron rod found stamped Moyer for corner, said corner being the Northwest corner of said Equity Trust Company tract, and being in the East line of said Mellman Road, being the beginning of a non-tangent curve turning to the left, with a radius of 1249.00 feet, a delta angle of 19 degrees 02 minutes 54 seconds, a chord bearing of North 09 degrees 30 minutes 20 seconds West, and a chord length of 413.33 feet;

THENCE along said curve to the left, along the East line of said Mellman Road, an arc length of 415.24 feet to POINT OF BEGINNING and containing 525,043 square feet or 12.05 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Univeristy Title, in connection with the transaction described in G.F. 2360163HE that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 25th day of July, 2023

FOR REVIEW ONLY

Registered Professional Land Surveyor

NOTE: According to the F.I.R.M. in Map No. 48473C0075E, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE
THE CUT OUT OF THIS 12.05 ACRE TRACT, DENIES ACCESS TO A PUBLIC RIGHT OF WAY FOR THE REMAINDER OF PARENT TRACT. NO EASEMENT WAS REQUESTED BY CLIENT AT THE TIME OF SURVEY.

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

REVISIONS		
DATE	BY	NOTES
08/21/23	JCM	BOUNDARY

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"x" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊕	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
—	OES - OES
—	OHP - OHP
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE

419 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	07/25/23	2311053	2360163HE	JCM

METES AND BOUNDS

WILLIAM BAIRD SURVEY, ABSTRACT NO. 10

WALLER COUNTY, TEXAS

MELLMAN ROAD