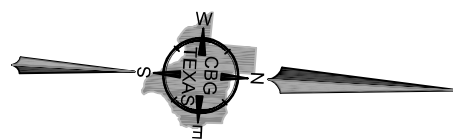
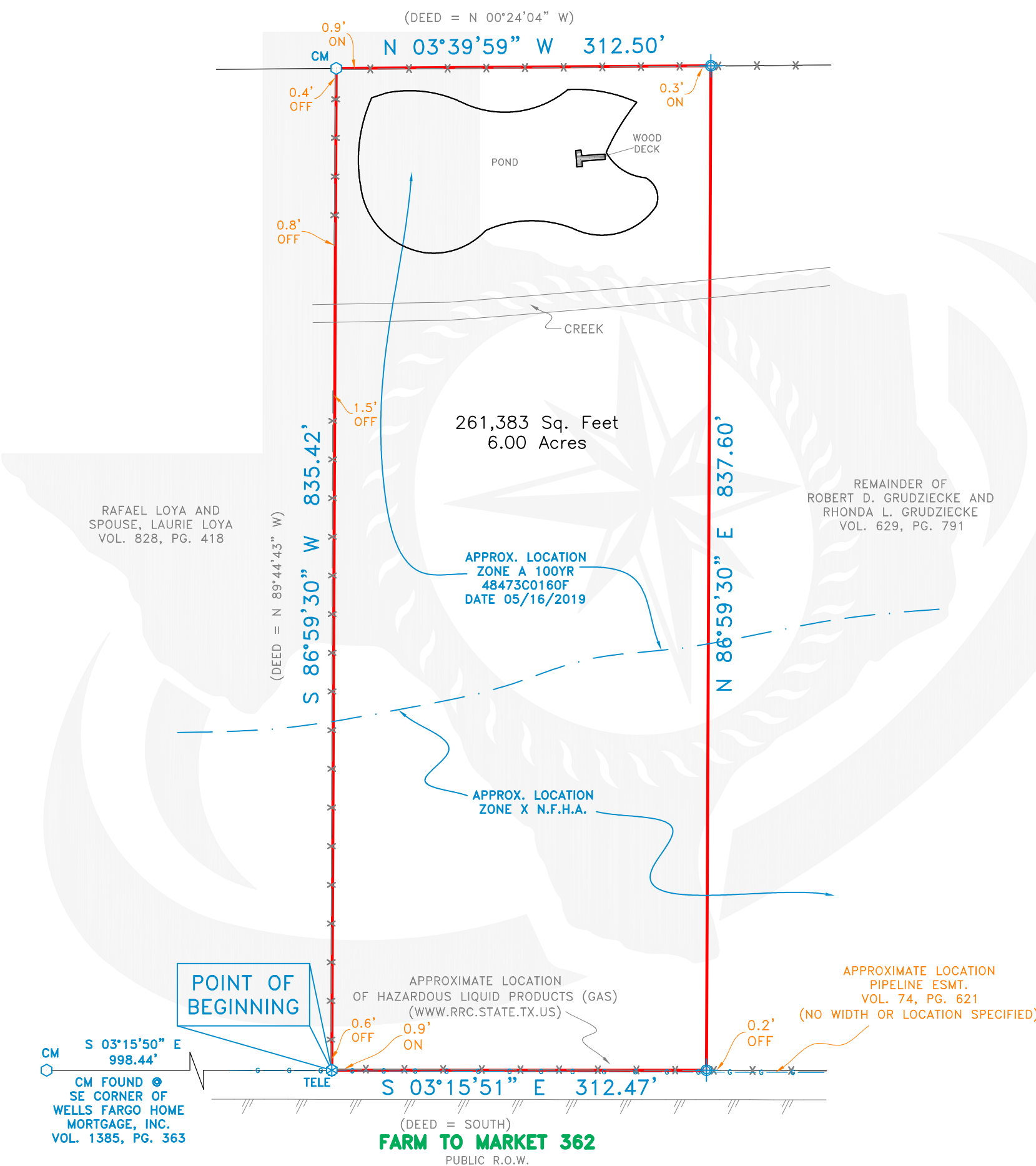


0 100 200 300



VMB LAND LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST. NO. 2113126



21233 Farm to Market 362

Being a tract of land situated in the Thomas Bell Survey, Abstract No. 79, Waller County, Texas, same being a portion of that tract of land conveyed to Robert D. Grudziecke and Rhonda L. Grudziecke, by deed recorded in Volume 629, Page 791, Deed Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Rafael Loya and spouse, Laurie Loya, by deed recorded in Volume 828, Page 418, Deed Records of Waller County, Texas, and lying along the West line of Farm to Market 362 (public right-of-way), from which a 1 inch iron pipe found bears South 03 degrees 15 minutes 50 seconds East, a distance of 998.44 feet, at the Southeast corner of that tract of land conveyed to Wells Fargo Home Mortgage, Inc., by deed recorded in Volume 1385, Page 363, Deed Records of Waller County, Texas;

THENCE South 86 degrees 59 minutes 30 seconds West, along the North line of said Loya tract, a distance of 835.42 feet to a 1 inch iron pipe found for corner, said corner being the Northwest corner of said Loya tract, and lying along the East line of that tract of land conveyed to VMB Land LLC, a Texas limited liability company, by deed recorded in Instrument No. 2113126, Official Public Records of Waller County, Texas;

THENCE North 03 degrees 39 minutes 59 seconds West, along said East line of VMB Land tract, a distance of 312.50 feet to a point for corner, said corner being the Southwest corner of the remainder of Grudziecke tract;

THENCE North 86 degrees 59 minutes 30 seconds East, a distance of 837.60 feet to a point for corner, said corner being the Southeast corner of said remainder tract, and lying along the aforementioned West line of Farm to Market 362;

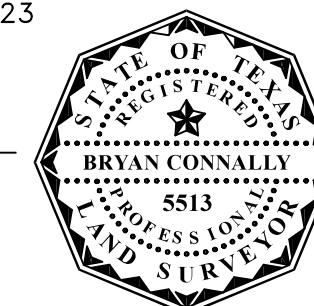
THENCE South 03 degrees 15 minutes 56 seconds East, along said West line of Farm to Market 362, a distance of 312.47 feet to the POINT OF BEGINNING and containing 261,383 square feet or 6.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Heights System LLC and University Title Company, in connection with the transaction described in G.F. No. 2360053HE 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 16th day of February, 2023

Bryan Connally
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48473C0160F, this property does lie in Zone A and DOES lie within the 100 year flood zone. Except as shown.

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

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 74, PAGE 621
EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOLUME 116, PAGE 274

REVISIONS		
DATE	BY	NOTES
02/23/2023	MARIA	ESMTS.

LEGEND	
○	CONTROLLING MONUMENT
⊗	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	3/8" 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	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	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
—	COVERED PORCH, DECK OR CARPORT

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

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F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	02/16/2023	2301709	SEE CERT.	MARIA

6.00 ACRES

THOMAS BELL SURVEY, ABSTRACT NO. 79

WALLER COUNTY, TEXAS

21233 FARM TO MARKET 362