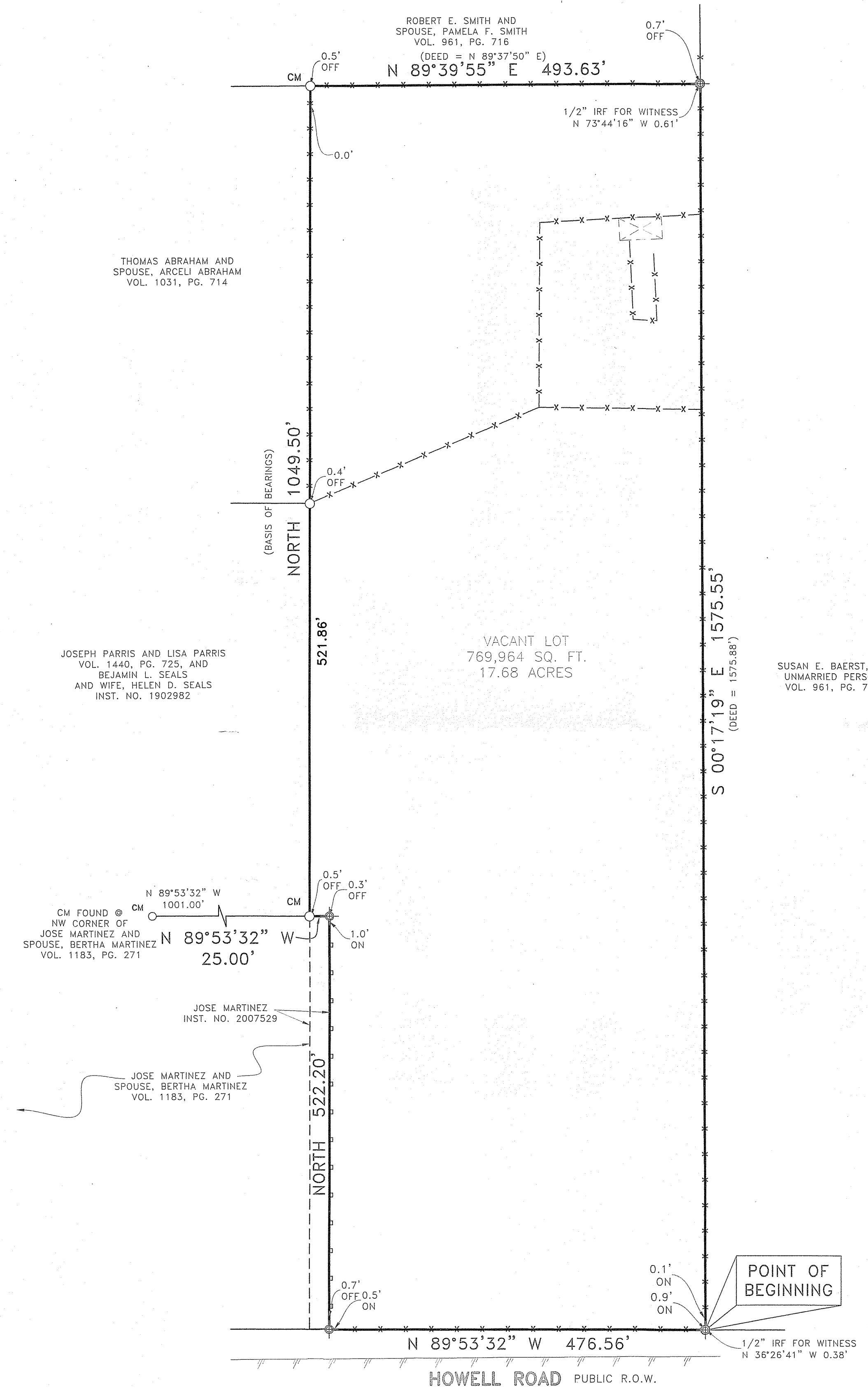


0 100 200 300



Howell Road

Being a tract of land situated in the John Baker Survey, Abstract No. 71, Waller County, Texas, same being a portion of that tract of land conveyed to Susan E. Baerst, by deed recorded in Volume 1022, Page 834, Deed Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to Susan E. Baerst, an unmarried person, by deed recorded in Volume 961, Page 716, Deed Records of Waller County, Texas, and lying along the North line of Howell Road (public right-of-way), from which a 1/2 inch iron rod found bears North 36 degrees 26 minutes 41 seconds West, a distance of 0.38 feet for witness;

THENCE North 89 degrees 53 minutes 32 seconds West, along said North line of Howell Road, a distance of 476.56 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Jose Martinez, by deed recorded in Instrument No. 2007529, Official Public Records of Waller County, Texas;

THENCE North, along the East line of said Martinez tract, a distance of 522.20 feet to a point for corner, said corner being the Northeast corner of said Martinez tract;

THENCE North 89 degrees 53 minutes 32 seconds West, along the North line of said Martinez tract, a distance of 25.00 feet to a 1/2 inch iron rod found for corner, said corner being the common Northwest corner of said Martinez tract, and being the Northeast corner of that tract of land conveyed to Jose Martinez and spouse, Bertha Martinez, by deed recorded in Volume 1183, Page 271, Deed Records of Waller County, Texas, and being the Southeast corner of that tract of land conveyed to Joseph Parris and Lisa Parris, by deed recorded in Volume 1440, Page 725, and Benjamin L. Seals and wife, Helen D. Seals, by deed recorded in Instrument No. 1902982, Official Public Records of Waller County, Texas;

THENCE North, along the East line of said Parris/Seals tract, passing at a distance of 521.86 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 1049.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Thomas Abraham and spouse, Arcell Abraham, by deed recorded in Volume 1031, Page 714, Deed Records of Waller County, Texas, and lying along the South line of that tract of land conveyed to Robert E. Smith and spouse, Pamela F. Smith, by deed recorded in Volume 961, Page 716, Deed Records of Waller County, Texas;

THENCE North 89 degrees 39 minutes 55 seconds East, along the South line of said Smith tract, a distance of 493.63 feet to a point for corner, said corner being the Southeast corner of said Smith tract, and lying along the West line of Baerst tract (961/716), from which a 1/2 inch iron rod found bears North 73 degrees 44 minutes 16 seconds West, a distance of 0.61 feet for witness;

THENCE South 00 degrees 17 minutes 19 seconds East, along said West line of Baerst tract (961/716), a distance of 1575.55 feet to the POINT OF BEGINNING and containing 769,964 square feet or 17.68 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Jose Martinez and Patten Title Company, in connection with the transaction described in G.F. No. 9995-20-9511 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 14th day of August, 2020

Todd Fincher
 Todd Fincher
 Registered Professional Land Surveyor No. 4604



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

NOTES:
 1) BEARINGS ARE BASED ON DEED RECORDED IN VOL. 1022, PG. 834.
 2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 47, PG. 429, VOL. 959, PG. 800



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.

REVISIONS		
DATE	BY	NOTES

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

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 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtxllc.com

SCALE: 1" = 100'
 DATE: 08/14/2020
 JOB NO.: 2014633
 G.F. NO.: SEE ABOVE
 DRAWN: MARIA

METES AND BOUNDS
 JOHN BAKER SURVEY, ABSTRACT NO. 71
 WALLER COUNTY, TEXAS
 HOWELL ROAD