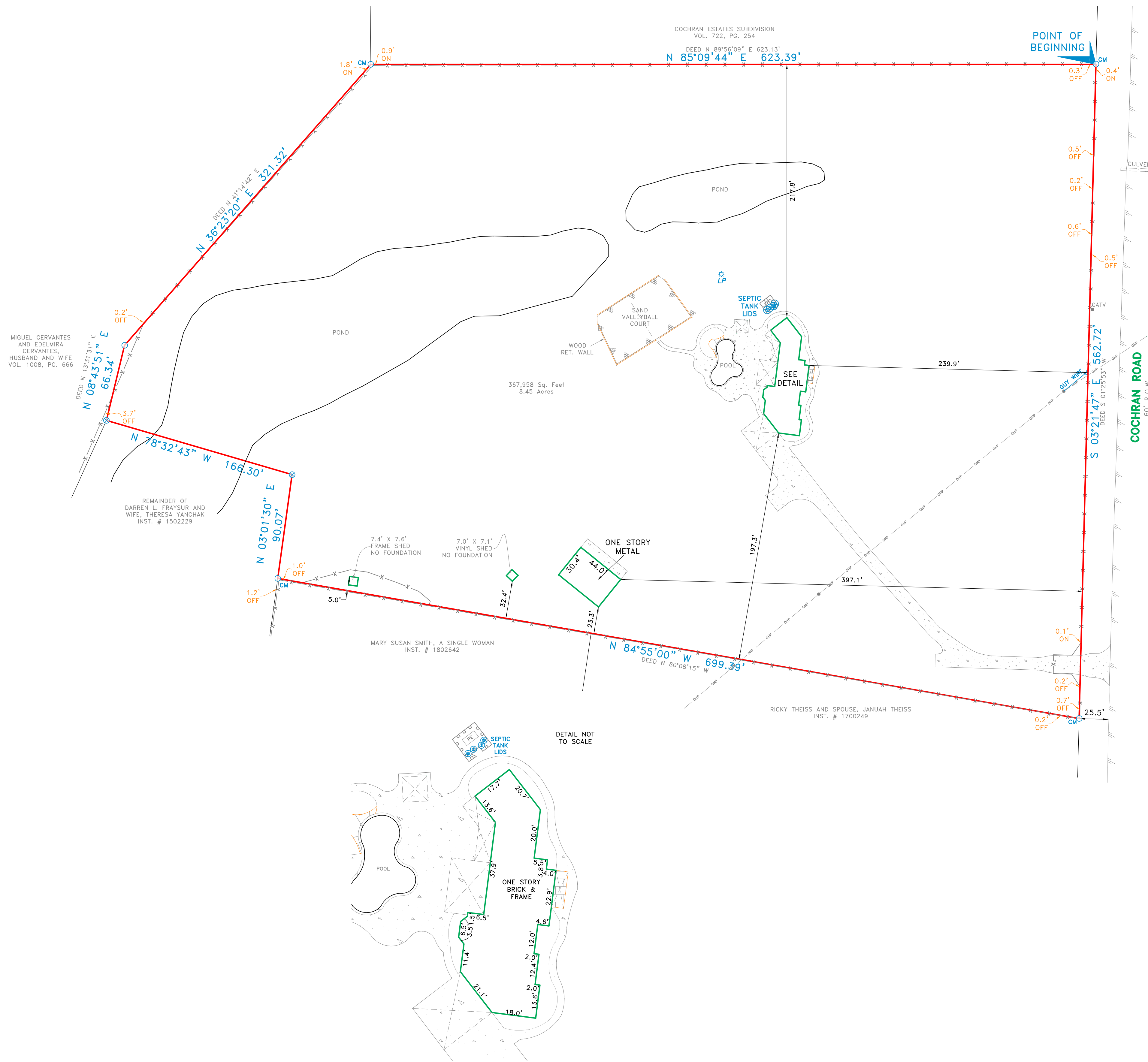


0 50 100 150

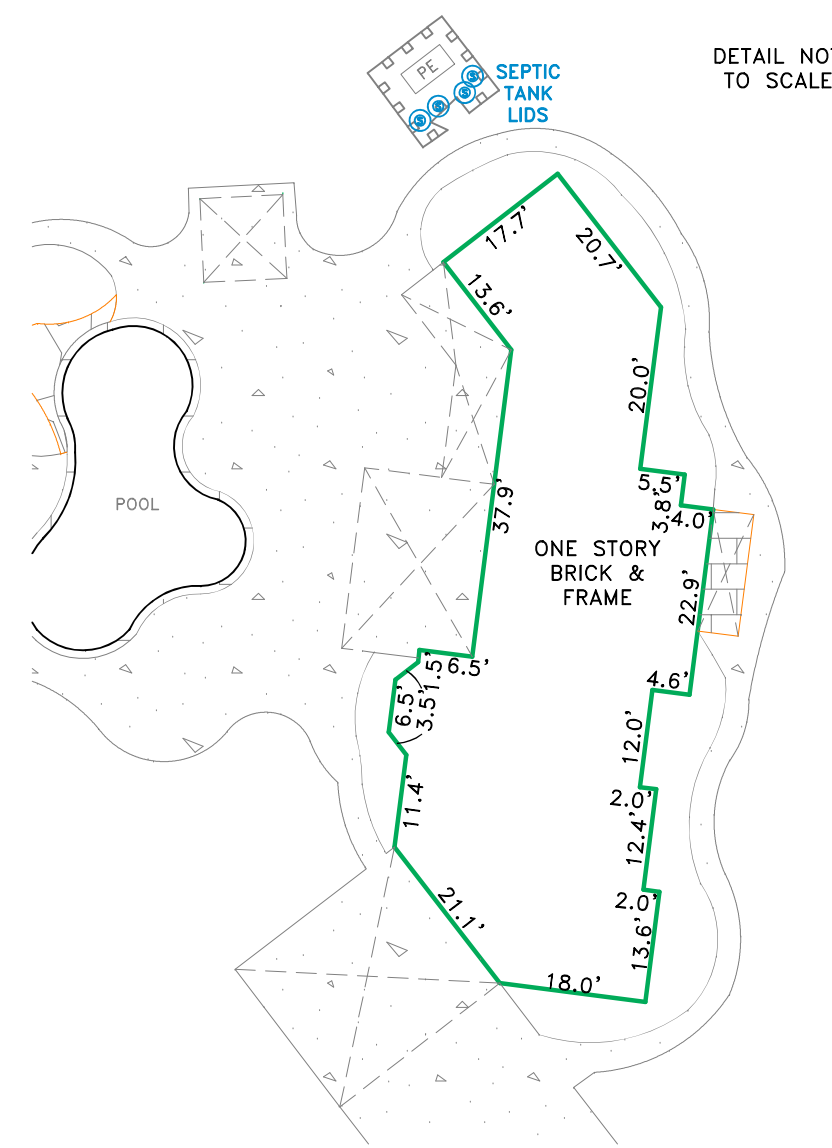


MIGUEL CERVANTES AND EDELMIRA CERVANTES, HUSBAND AND WIFE VOL. 1008, PG. 666

REMAINDER OF DARREN L. FRAYSUR AND WIFE, THERESA YANCHAK INST. # 1502229

MARY SUSAN SMITH, A SINGLE WOMAN INST. # 1802642

RICKY THEISS AND SPOUSE, JANUAH THEISS INST. # 1700249



DETAIL NOT TO SCALE

35604 Brumlow Road

Being a tract of land situated in the George A. Dennett Survey, Abstract No. 123, Waller County, Texas, same being a remainder of a tract of land conveyed to Darren L. Fraysur and wife, Theresa Yanchak, by deed recorded in Instrument No. 1502229, 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 found for corner, said corner being the Southeast corner of Cochran Estates Subdivision, an addition to Waller County, Texas, according to the plat thereof recorded in Volume 722, Page 254, of the Plat Records of Waller County, Texas, and being in the West line of Cochran Road (a 60 foot right-of-way);

THENCE South 03 degrees 21 minutes 47 seconds East, along the West line of said Cochran Road, a distance of 562.72 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Ricky Theiss and spouse, Januah Theiss, by deed recorded in Instrument No. 1700249, Official Public Records of Waller County, Texas;

THENCE North 84 degrees 55 minutes 00 seconds West, along the North line of said Theiss tract, a distance of 699.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to May Susan Smith, a single woman, by deed recorded in Instrument No. 1802642, Official Public Records of Waller County, Texas;

THENCE North 03 degrees 01 minute 30 seconds East, over and across said remainder tract, a distance of 90.07 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 78 degrees 32 minutes 43 seconds West, over and across said remainder tract, a distance of 166.30 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the East line of a tract of land conveyed to Miguel Cervantes and Edelmira Cervantes, husband and wife, by deed recorded in Volume 1008, Page 666, Deed Records of Waller County, Texas;

THENCE North 08 degrees 43 minutes 51 seconds East, along the East line of said Cervantes tract, a distance of 66.34 feet to a 1/2 inch iron rod found for corner;

THENCE North 36 degrees 23 minutes 20 seconds East, along the Southeast line of said Cervantes tract, a distance of 321.32 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Cochran Estates Subdivision;

THENCE North 85 degrees 09 minutes 44 seconds East, along the South line of said Cochran Estates Subdivision, a distance of 623.39 feet to the POINT OF BEGINNING and containing 367,958 square feet or 8.45 acres of land.



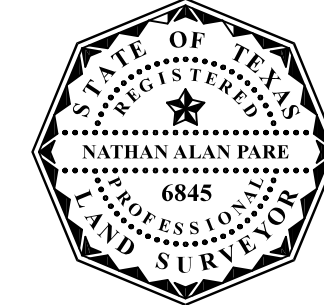
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Chris York, C&T Mortgage, Inc. and University Title, in connection with the transaction described in G.F. 2360400HE 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 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 28th day of September, 2023

Nathan Alan Paire

Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48473C0165F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 149, PG. 170, VOL. 343, PG. 619, VOL. 382, PG. 757, C.C. #1800979

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

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
⊠	FENCE POST CORNER
✕	"X" FOUND / SET
⊠	UNDERGROUND ELECTRIC
⊠	OVERHEAD ELECTRIC POWER POLE
⊠	POINT FOR CORNER
⊠	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊠	FIRE HYDRANT
⊠	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
⊠	COVERED PORCH, DECK OR CARPORT

419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 214.349.9485 F 214.349.2216 Firm No. 10194280 www.cbgtllc.com

CBG SURVEYING TEXAS, LLC

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	09/28/23	2315218-02	SEE ABOVE	JCM

METES AND BOUNDS

GEORGE A. DENNETT SURVEY, ABSTRACT NO. 123

WALLER COUNTY, TEXAS

35604 BRUMLOW ROAD